

BILL NO. R- 96-11-34

ANNEXATION RESOLUTION NO. R- 86-96

A RESOLUTION of the Common Council
setting forth the policy of the City
in regard to the Southwest Extended
Annexation.

WHEREAS, the annexation of territory to the City of
Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort
Wayne is called upon in the preparation of the City
budget to provide for the furnishing of municipal
services to the entire City, including newly annexed
areas; and

WHEREAS, the Common Council of the City of Fort
Wayne has before it an Ordinance for the annexation of
the Southwest Extended Annexation Area, more specifically
described as follows, to-wit:

Part of T30N, R11E, 2nd P.M., Aboite Civil Township, Allen County, Indiana, and
part of T30N, R12E, 2nd P.M., Wayne Civil Township, Allen County, Indiana, more
particularly described as follows:

Beginning at the intersection of the easterly right-of-way of Interstate 69 (Indiana
State Highway I Project No. 69-4 (13) 105, 1959) with the northerly line of Poplar
Ridge Addition (Plat Book 20, page 53, Office of the Allen County Recorder)
extended westerly; thence northerly along the east right-of-way of Interstate 69 to its
intersection with the south right-of-way of the Norfolk and Southern Railroad; thence
westerly and northwesterly along the south right-of-way of the Norfolk and Southern
Railroad, said south right-of-way also being the north boundary of Westlawn,
Sections "E" and "F" (Plat Book 23, page 119, Office of the Allen County Recorder),
the north boundary of Westlawn, Section "C" (Plat Book 23, page 41, Office of the
Allen County Recorder) and the north boundary of Westlawn Section "B" Plat Book
23, page 40, Office of the Allen County Recorder), to the west right-of-way of
Hadley Road; thence southerly along the west right-of-way of Hadley Road to the
northeast corner of Lot 20, re-recorded plat of Edgemont Addition (Plat Book 19,

page 166, Office of the Allen County Recorder), said corner also being on the north line of the south half of the north half of the SW 1/4 of Section 1, T30N, R11E, 2nd P.M.; thence westerly along the north line of the south half of the north half of the SW 1/4 of section 1, T30N, R11E, 2nd P.M., said line also being a portion of the north boundary of Abbey Place - Section Two (Plat Cabinet B, page 93, Office of the Allen County Recorder) to the east line of the SE 1/4 of Section 2, T30N, R11E, 2nd P.M.; thence southerly along the east line of the SE 1/4 of said Section 2, said line also being a portion of the west boundary of said Abbey Place - Section two, to the northeast corner of Lot 35, the Falls of Beaver Creek - Section I (Plat Cabinet C, page 52, Office of the Allen County Recorder); thence westerly along the north boundary of Lot 35, The Falls of Beaver Creek - Section I and said north boundary extended westerly to the northwest corner of Deer Cliff Run in the Falls of Beaver Creek - Section I; thence southerly along the west right-of-way of said Deer Cliff Run to the northeast corner of Lot 34, the Falls of Beaver Creek - Section I; thence westerly along the north boundary of Lot 34, the Falls of Beaver Creek - Section I to the northwest corner of said Lot 34, the Falls of Beaver Creek - Section I, thence southerly along the west boundary of Lot 34, Lot 33, Lot 32 and a portion of Lot 31, all in the Falls of Beaver Creek - Section I to the north boundary of Block "E" in the Falls of Beaver Creek - Section I; thence westerly along the north boundary of Block "E" in the Falls of Beaver Creek - Section I to its intersection with the easterly boundary of Lot 18, the Falls of Beaver Creek - Section I; thence northeasterly along a portion of the easterly boundary of Lot 18 and a portion of the easterly boundary of Lot 17, the Falls of Beaver Creek - Section I to the easterly corner of said Lot 17; thence northwesterly along a portion of the easterly boundary of Lot 17 and the easterly boundary of Lot 16, the Falls of Beaver Creek - Section I to the northeast corner of said Lot 16; thence westerly along the north boundary of Lot 16 and Lot 15 in the Falls of Beaver Creek - Section I to the northwest corner of said Lot 15, said corner also being on the east boundary of Whispering Meadows - Section V (Plat Cabinet B, page 196, Office of the Allen County Recorder); thence northerly along a portion of the east boundary of Whispering Meadows - Section V to the northeast corner of Lot 274, Whispering Meadows - Section V; thence westerly along the north boundary of Whispering Meadows - Section V and a portion of Whispering Meadows - Section II (Plat Cabinet B, page 108, Office of the Allen County Recorder) to the southeast corner of Lot 6, Whispering Woods - Section I (Plat Cabinet C, page 31, Office of the Allen County Recorder); thence northerly along the east boundary of Whispering Woods - Section I to the northeast corner of Lot 12, Whispering Woods - Section I, said corner also being on the south right-of-way of the Norfolk and Southern Railroad; thence westerly along the north boundary of Whispering Woods - Section I and the north boundary of Whispering Woods - Section III (Plat Cabinet C, page 65, Office of the Allen County Recorder) to the northwest corner of Lot 112, Whispering Woods - Section III; thence northerly along the east boundary of Whispering Woods - Section II (Plat Cabinet C, page 66, Office of the Allen County Recorder) to the northeast corner of Block "A" Whispering

Woods - Section II; thence westerly along the north boundary of Block "A"
Whispering Woods - Section II, said line also being the south right-of-way of the
Norfolk and Southern Railroad, to the northwest corner of Block "A" Whispering
Woods - Section II; thence southerly along the west boundary of the secondary plat
of Whispering Woods - Section II to the southwest corner of Lot 88, Whispering
Woods - Section II; thence westerly along the north boundary of Shorewood Section
VII extended (Plat Cabinet B, page 189, Office of the Allen County Recorder) and
the north boundary of Shorewood - Section VII (Plat Cabinet B, page 179, Office of
the Allen County Recorder) to the northwest corner of the Nature Preserve in
Shorewood - Section VII; thence southerly along the west boundary of the Nature
Preserve in Shorewood - Section VII, the west boundary of Shorewood - Section V
(Plat Cabinet B, page 112, Office of the Allen County Recorder), the west boundary
of Shorewood - Section VI (Plat Cabinet B, page 143, Office of the Allen County
Recorder) and the west line of the east half of the west half of the SE 1/4 of Section
3, T30N, R11E, 2nd P.M., Allen County, Indiana to the north right-of-way of State
Road No. 14 (Illinois Road); thence westerly along the north right-of-way of State
Road No. 14 (Illinois Road) to its intersection with the west boundary line of Lot
198, Lot 197 and the common area north of and adjacent to Lot 197 in Sycamore
Hills - Section 6 (Plat Cabinet A, page 110, Office of the Allen County Recorder)
extended northerly; thence southerly on said west boundary line of Lot 198, Lot 197
and the common area north of adjacent to Lot 197 in Sycamore Hills - Section 6
extended northerly and said west boundary line to the southwest corner of Lot 198,
Sycamore Hills - Section 6; thence westerly along the north boundary of Sycamore
Hills - Section 6 (as established by Lot 199, Lot 200 and Lot 201) to the northwest
corner of Lot 201, Sycamore Hills - Section 6; thence southwesterly along the west
boundary of Sycamore Hills - Section 6, the west boundary of Sycamore Hills,
Section 7 (Plat Book A, page 181, Office of the Allen County Recorder) and the west
boundary of Sycamore Hills - Section 8 (Plat Cabinet B, page 53, Office of the Allen
County Recorder) to an angle point on the west side of Lot 277, Sycamore Hills -
Section 8; thence westerly along the north boundary of Lot 277, Sycamore Hills -
Section 8 to the west boundary of Lot 277, Sycamore Hills - Section 8; thence
southerly along the west boundary of Sycamore Hills - Section 8 and said west
boundary of Sycamore Hills - Section 8 extended southerly to its intersection with
the south right-of-way of the Covington Road; thence easterly along the south right-
of-way of the Covington Road to its intersection with the west right-of-way of the
Homestead Road; thence southerly along the west right-of-way of the Homestead
Road to its intersection with the south right-of-way line of the Aboite Center Road;
thence easterly along the south right-of-way line of the Aboite Center Road to its
intersection with the west boundary of the Plantation of Aboite - Section II (Plat
Book 40, page 92 (Doc. No. 78-5758) Office of the Allen County Recorder); thence
southerly along the west boundary of the Plantation of Aboite - Section II and the
Plantation of Aboite - Section I (Plat Book 39, page 73 (Doc. No. 77-15733) Office
of the Allen County Recorder) to the southwest corner of Lot 11, the Plantation of

Aboite - Section I; thence westerly along the north line of Kekionga Shores (Plat Book 29, pages 13-17, Office of the Allen County Recorder) and the north boundary of Homestead Acres - Section I (Plat Book 41, page 37 (Doc. No. 78-18418) Office of the Allen County Recorder), said line also being the north line of the SW 1/4 of Section 22, T30N, R11E, 2nd P.M. to the west quarter corner of said Section 22 said corner also being the east quarter corner of Section 21, T30N, R11E, 2nd P.M.; thence continuing westerly along the east-west centerline of said Section 21, said line also being a portion of the north boundary of Barrington Woods - Section "C", and a portion of the secondary plat of Brigadoon Lake Estates (Plat Cabinet A, page 65, Office of the Allen County Recorder), to the west quarter corner of said Section 21; thence southerly along the west line of the SW 1/4 of said Section 21 to the southwest corner of the SW 1/4 of said Section 21, said corner also being the northwest corner of the NW 1/4 of Section 28, T30N, R11E, 2nd P.M.; thence continuing southerly along the west line of the NW 1/4 of said Section 28 to its intersection with the northerly right-of-way of Liberty Mills Road; thence southwesterly along the northerly right-of-way of Liberty Mills Road to its intersection with the west right-of-way of the Amber Road extended northerly; thence southerly along the west right-of-way of the Amber Road extended northerly and the west right-of-way of the Amber Road to its intersection with the south right-of-way of U.S. Highway No. 24 (Indiana State Highway F.A. Project No. 98 Sec. B1 (1938) Huntington-Fort Wayne Road); thence easterly and northeasterly along the south right-of-way of said U.S. Highway No. 24 to its intersection with the west line of the SE 1/4 of the SW 1/4 of Section 27, T30N, R11E, 2nd P.M., Allen County, Indiana; thence southerly along the west line of the SE 1/4 of the SW 1/4 of said Section 27, said line also being the west boundary of the Hamlets of Woodland Ridge - Section VIII (Plat Cabinet B, page 73, Office of the Allen County Recorder) to the southwest corner of Block "Q" in the Hamlets of Woodland Ridge - Section VIII; thence northeasterly along the south boundary of the Hamlets of Woodland Ridge - Section VIII (Plat Cabinet A, page 85, Office of the Allen County Recorder), the north right-of-way of the former interurban to its intersection with the north line of the SW 1/4 of Section 26, T30N, R11E, 2nd P.M.; thence westerly along the north line of the SW 1/4 of said Section 26 to the southeast corner of Lot 65, Manor Woods (Plat Book 23, page 19, Office of the Allen County Recorder) said corner also being on the east line of the W 1/2 of the NW 1/4 of Section 26, T30N, R11E, 2nd P.M.; thence northerly along the east boundary of Manor Woods to the northeast corner of Lot 59, Manor Woods, said corner also being on the southeasterly right-of-way of U.S. Highway No. 24; thence northeasterly along the southeasterly right-of-way of U.S. Highway No. 24 (Indiana State Highway F.A. Project No. 98 Sec. B1 (1938) Huntington-Fort Wayne Road) to its intersection with the southerly right-of-way of Engle Road Extended (Allen County Highway Department Project No. CX 15875 (1980)); thence southeasterly and easterly along the southerly right-of-way of Engle Road extended to its intersection with the northwesterly line of the former Fort Wayne and Wabash Valley Traction Company right-of-way; thence northeasterly

through the right-of-way of Engle Road Extended to the southwest corner of Jefferson Place - Phase II (Condominium Book 9, pages 58-59, Office of the Allen County Recorder) said corner also being on the northerly right-of-way of Engle Road Extended; thence northeasterly along easterly boundary of Jefferson Place - Phase II to the northeast corner of Jefferson Place - Phase II; thence continuing northeasterly along the northerly line of the former Indiana Service Corporation Electric Railway, said line also being the southerly right-of-way of Garland Street in Hazelhurst Extended (Plat Book B, page 106, Office of the Allen County Recorder) and Hazelhurst (Plat Book 12, page 46, Office of the Allen County Recorder) and the southerly right-of-way of Taylor Road (Street) in the plat of Highland Garden Addition (Plat Book 8, page 62, Office of the Allen County Recorder) and Country Club Gardens Addition (Plat Book 8, page 58, Office of the Allen County Recorder) to its intersection with the east line of the SW 1/4 of Section 18, T30N, R12E, 2nd P.M.; thence northerly along the east line of the SW 1/4 of said Section 18, said line also being the east boundary of said Country Club Gardens Addition to the southwest corner of Lot 7, Langford Oaks Addition - Section "A" (Plat Book 19, page 159, Office of the Allen County Recorder); thence easterly along the south boundary of Langford Oaks Addition - Section "A" (Lot 7 and Lot 8) to the southeast corner of Lot 8, Langford Oaks Addition - Section "A"; thence northerly along the east boundary of Langford Oaks Addition - Section "A" (Lot 8 and Lot 9) to the northeast corner of Lot 9, Langford Oaks Addition - Section "A"; thence easterly along the south boundary of Langford Oaks Addition - Section "A" (Lot 19 and Lot 20) to the southeast corner of Lot 20, Langford Oaks Addition - Section "A", said corner also being on the west right-of-way line of Fountain Avenue (Glendale Acres Suburban Addition to the City of Fort Wayne, Allen County, Indiana, Plat Book 4, pages 59-60, Office of the Allen County Recorder); thence southerly along the west right-of-way of Fountain Avenue, platted and dedicated in the plat of said Glendale Acres Suburban Addition, said line also being a portion of the West of Smith Road Annexation (Annexation Ordinance No. X-01-96, Office of the City Clerk of the City of Fort Wayne, Indiana) to a point 848.5 feet south of the south right-of-way of Engle Road Extended, said point also being the intersection of the west right-of-way of Fountain Avenue with a portion of the north boundary with said West of Smith Road Annexation; thence easterly along a portion of the north boundary of said West of Smith Road Annexation to the center line (Thalweg) of the Junk Ditch; thence northeasterly along a portion of the westerly boundary of said West of Smith Road Annexation, said line also being the center line (Thalweg) of the Junk Ditch to the north line of the lands of Victory Waste, Inc. (Document No. 95-004735, Office of the Allen County Recorder); thence easterly along the north line of the lands of Victory Waste, Inc. and said north line extended easterly, said line also being a portion of the north boundary of said West of Smith Road Annexation, to its intersection with the east right-of-way of Smith Road, said intersection also being on the west boundary of the Engle Ridge West Annexation Area (Annexation Ordinance No. X-04-86, Office of the City Clerk of the City of Fort Wayne, Indiana); thence

northerly along the east right-of-way of Smith Road, said line being a portion of the west boundary of said Engle Ridge West Annexation Area and also a portion of the west boundary of the Country Club Annexation (Annexation Ordinance No. X-03-81, Office of the City Clerk of the City of Fort Wayne, Indiana) to its intersection with a line 6.2 feet south of the north boundary line of Lot 4, Glendale Acres Suburban Addition (Plat Book 4, pages 59-60, Office of the Allen County Recorder) extended easterly, said intersection also being the southeast corner of the Canterbury School Annexation Area (Annexation Ordinance X-08-86, Office of the City Clerk of the City of Fort Wayne, Indiana); thence westerly along a line 6.2 feet south of the north boundary line of Lot 4, Glendale Acres Suburban Addition extended easterly, a line 6.2 feet south of the north boundary line of Lot 4, Glendale Acres Suburban Addition, said line also being a portion of the south boundary of said Canterbury School Annexation, to a point on the west boundary line of Lot 4, Glendale Acres Suburban Addition, 6.2 feet south of the northwest corner of Lot 4, Glendale Acres Suburban Addition; thence northerly along west boundary of Lot 4, Glendale Acres Suburban Addition, said line also being a portion of the west boundary of said Canterbury School Annexation, to the northwest corner of Lot 4, Glendale Acres Suburban Addition, said corner also being the southeast corner of Lot 17, Glendale Acres Suburban Addition; thence westerly along the south boundary of Lot 17, Glendale Acres Suburban Addition, said line also being a portion of the south boundary of said Canterbury School Annexation, to the southwest corner of Lot 17, Glendale Acres Suburban Addition, said corner also being on the east right-of-way of Anneta Avenue as platted and dedicated in the plat of Glendale Acres Suburban Addition; thence northerly along the east right-of-way of Anneta Avenue, said line also being a portion of the west boundary of said Canterbury School Annexation, and said east right-of-way of Anneta Avenue extended northerly to its intersection with the north right-of-way of Langford Lane (Charlotte Avenue in the plat of Glendale Acres Suburban Addition) said line also being on the south boundary of Rousseau's Country Club Addition (Plat Book 6, page 66, Office of the Allen County Recorder) and also being on a portion of the south boundary of said Country Club Annexation; thence westerly along the south boundary of Rousseau's Country Club Addition, said line also being a portion of the south boundary of said Country Club Annexation and the north boundary of Langford Oaks Addition - Section "A" (Plat Book 19, page 159, Office of the Allen County Recorder), said line also being a portion of the south boundary of said Country Club Annexation, to the southwest corner of Lot 211, Country Club View Addition (Plat Book 11, page 97, Office of the Allen County Recorder); thence northerly along the west boundary of Lot 200 through 211 in the Country Club View Addition; said line also being a portion of the west boundary of said Country Club Annexation, to the northwest corner of Lot 200, Country Club View Addition, said corner also being the southwest corner of Lot 199, Country Club View Addition; thence northwesterly along the west boundary of Lot 199, Country Club View Addition, said line also being a portion of the west boundary of said Country Club Annexation to the northwest corner of Lot 199, Country Club View

1 Addition, said corner also being on the southeasterly right-of-way of Richland Drive
2 as platted and dedicated in the plat of Country Club View Addition; thence
3 northeasterly along the southerly right-of-way of Richland Drive, said line also being
4 a portion of the boundary of said Country Club Annexation, to its intersection with
5 the west right-of-way of Fairway Drive as platted and dedicated in the plat of
6 Country Club View Addition; thence northerly along the west right-of-way of
7 Fairway Drive, said line also being a portion of the west boundary of said Country
8 Club Annexation, to its intersection with the southeasterly right-of-way of South
9 Bend Drive (called Huntington Road in the plat of Country Club View Addition);
10 thence northeasterly along the southerly right-of-way of South Bend Drive, said line
11 also being a portion of the west boundary of said Country Club Annexation, to its
12 intersection with the south right-of-way of Covington Road; thence westerly along
13 the south right-of-way of Covington Road, said line also being a portion of the south
14 boundary of Westwood Annexation Study Area (Annexation Ordinance No. X-32-
15 69, Office of the City Clerk of the City of Fort Wayne, Indiana)
16 to its intersection with the east boundary of Lot 8, Country Club Hills (Plat Book 12,
17 page 39, Office of the Allen County Recorder), said intersection also being the
18 northeast corner of the Covington Road Annexation Area (Annexation Ordinance
19 No. X-07-83, Office of the City Clerk of the City of Fort Wayne, Indiana); thence
20 southerly along the east boundary of Lot 8, Country Club Hills, said line also being
21 the east boundary of said Covington Road Annexation, to the southeast corner of Lot
22 8, Country Club Hills; thence westerly along the south boundary lines of Lots 8
23 through 15, Country Club Hills, said line also being the south boundary of said
24 Covington Road Annexation, to the southwest corner of Lot 15, Country Club Hills,
25 said corner being on the east right-of-way of Bellaire Drive as platted and dedicated
26 in the plat of Country Club Hills; thence northerly along the east right-of-way of
27 Bellaire Drive to its intersection with the southeasterly right-of-way of West
28 Jefferson Boulevard, said intersection also being on a portion of the boundary of the
29 Skinner-Broadbent Amended Annexation Area (Annexation Ordinance No. X-04-88,
30 Office of the City Clerk of the City of Fort Wayne, Indiana); thence southwesterly
along the southerly right-of-way of West Jefferson Boulevard, said line also being a
portion of the boundary of said Skinner-Broadbent Amended Annexation Area, to a
point located on the southerly right-of-way of West Jefferson Boulevard 219 feet,
more or less, northeasterly of the intersection of the west boundary line of Lot 4,
Rousseau's Third Garden Addition (Plat Book 6, page 65, Office of the Allen
County Recorder) with the southerly right-of-way of West Jefferson Boulevard;
thence southeasterly (S40° 34'E - 676.0 feet, deed) along a portion of the boundary of
said Skinner-Broadbent Amended Annexation Area, through Lot 4, Lot 3 and Lot 2
in Rousseau's Third Garden Addition to its intersection with the center line
(Thalweg) of the Flaugh Ditch; thence southwesterly along the center line (Thalweg)
of the Flaugh Ditch, said ditch center line (Thalweg) also being a portion of the
boundary of said Skinner-Broadbent Amended Annexation Area, to its intersection
with the west line of the NW 1/4 of Section 18, T30N, R12E, 2nd P.M.; thence

1 northerly along the west line of the NW 1/4 of said Section 18, said line being a
2 portion of the boundary of said Skinner-Broadbent Amended Annexation Area and a
3 portion of the boundary of the Colony Bay Annexation Area (Annexation Ordinance
4 No. X-04-82, Office of the City Clerk, of the City of Fort Wayne, Indiana); thence
5 continuing northerly along the west line of Section 7, T30N, R12E, 2nd P.M., said
6 line also being a portion of the boundary of said Colony Bay Annexation Area to its
7 intersection with the south line of the NE 1/4 of Section 12, T30N, R11E, 2nd P.M.,
8 said intersection being on the south boundary of the Magnavox Way Annexation
9 Area (Annexation Ordinance No. X-03-82, Office of the City Clerk of the City of
10 Fort Wayne, Indiana); thence westerly along the south line of the NE 1/4 of said
11 Section 12, said line also being a portion of the south boundary of said Magnavox
12 Way Annexation Area, to its intersection with the east right-of-way of Interstate 69
13 (Indiana State Highway I Project No. 69-4 (13) 105, 1959); thence northeasterly and
14 easterly along the easterly right-of-way of Interstate 69 and Interstate 69 Interchange
15 (southeast quadrant, Indiana State Highway I Project No. 69-4-(13) 105, 1959), said
16 line also being a portion of the boundary of said Magnavox Way Annexation Area, to
17 its intersection with the south right-of-way of Illinois Road (formerly Indiana State
18 Road 14, Project No. S-387 (4), 1963); thence easterly along the south right-of-way
19 of Illinois Road, said line also being a portion of the boundary of said Magnavox
20 Way Annexation Area, to a point south of and normal to survey line 'S-14-A'
21 (Indiana State Highway I Project No. 69-4 (13) 105, 1959) and through Station 61 +
22 52.35 on said line 'S-14-A'; thence northerly through the right-of-way of Illinois
23 Road, said line also being a portion of the boundary of said Magnavox Way
24 Annexation Area, to a obliterated concrete right-of-way marker (103 feet normal
25 distance north of station 61 +52.35 on said line 'S-14-A') approximately 1,306 feet
26 west and 103 feet north of the southeast corner of the SW 1/4
27 of Section 6, T30N, R12E, 2nd P.M., said obliterated concrete right-of-way marker
28 also being on the south boundary of the Poplar Ridge Annexation Area (Annexation
29 Ordinance No. X-06-94, Office of the City Clerk of the City of Fort Wayne,
30 Indiana); thence westerly, northwesterly and northerly along the easterly right-of-
way of the Illinois Road (formerly Indiana State Road 14) and Interstate 69
Interchange (northeast quadrant, Indiana State Highway I Project No. 69-4 (13) 105,
1959) and the easterly right-of-way of Interstate 69, said line also being a portion of
the boundary of said Poplar Ridge Annexation Area, to the point of beginning.

BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That in the case of the Southwest
Extended Annexation Area, it is the policy of the City of
Fort Wayne to follow the provisions of Section 1.1 of

Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974, as amended, with regards to the provision of non-capital and capital services to the annexation area.

SECTION 2. That it is the policy of the City of Fort Wayne to follow the annexation fiscal plan for said described territory, as prepared by the Division of Community and Economic Development which is incorporated herein. Two copies of said plan are on file in the office of the Clerk of the City of Fort Wayne and are available for public inspection as required by law.

SECTION 3. That said plan sets forth cost estimates of the services to be provided, the methods of financing these services, the plan for the organization and extension of these services, delineates the non-capital improvement services to be provided within one (1) year of annexation, the capital improvement services to be provided within three (3) years of annexation, and the plan for hiring employees of other governmental entities whose jobs will be eliminated by this annexation.

1 SECTION 4. That, after adoption and any and all
2 necessary approval by the Mayor, this Resolution shall be
3 in full force and effect.
4

5 Thomas E. Hayburn
6 Council Member
7

8
9 APPROVED AS TO FORM AND LEGALITY
10

11 J. Timothy McCaulay
12 J. TIMOTHY MCCAULAY, CITY ATTORNEY
13

Read the first time in full and on motion by Way Lursh,
and duly adopted, read the second time by title and referred to the
Committee on Regulations (and the City Plan Commission
for recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne,, Indiana, on _____, 19____, the _____ day of _____
M., E.S.T.

DATED: 11-12-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Way Lursh,
and duly adopted, placed on its passage. PASSED LOST
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 12-3-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-86-96
on the 3rd day of December, 1996

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Paul Helmke
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 4th day of December, 1996,
at the hour of 11:45 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 5th day of December,
1996, at the hour of 10:15 o'clock A. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

BILL NO. R-96-11-34

REPORT OF THE COMMITTEE ON
REGULATIONS
REBECCA J. RAVINE - THOMAS E. HAYHURST - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ ^{XXXXXXXXXX} (RESOLUTION) of the Common Council
setting forth the policy of the City in regard to the Southwest
Extended Annexation

HAVE HAD SAID ~~(ORDINANCE)~~ ^{XXXXXXXXXX} (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORD ~~XXXXXX~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<u>Thomas E. Hayhurst</u>	_____	_____	_____
<u>Rebecca Ravine</u>	_____	_____	_____
<u>Deirdre Hall</u>	_____	_____	_____
<u>Clifford J. Smith</u>	_____	_____	_____
<u>Thomas E. Hayhurst</u>	_____	_____	_____
<u>Rebecca Ravine</u>	_____	_____	_____
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<u>Clifford J. Smith</u>	_____	_____	_____
<u>Thomas E. Hayhurst</u>	_____	_____	_____

DATED: 12-3-96

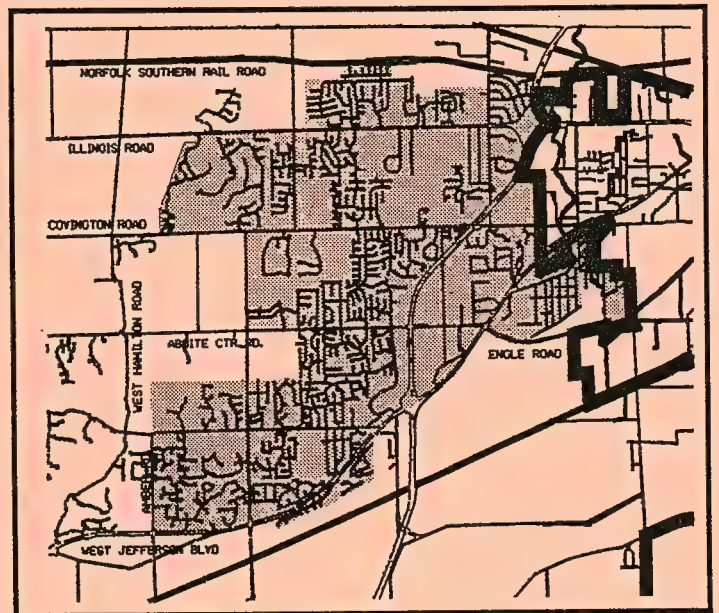
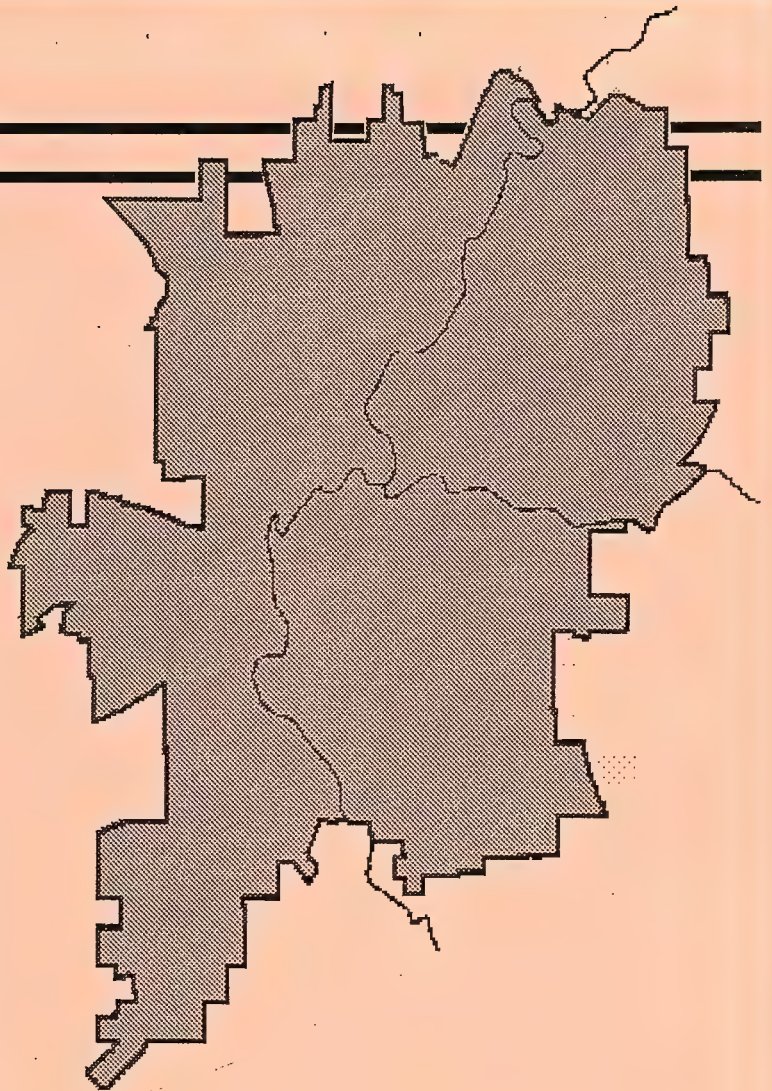
Sandra E. Kennedy
City Clerk

FISCAL PLAN

CITY OF FORT WAYNE
Paul Helmke, Mayor

November 1996

Southwest
Extended
Annexation



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INTRODUCTION

Since its incorporation in 1840, the City of Fort Wayne has grown through the annexation process. During the late 1800's and the first half of the twentieth century the City was successful in its efforts at keeping the urbanizing areas of the community within the city limits.

As growth accelerated after 1950, several factors thwarted the City's attempts to keep pace with an expanding County population. Random development, with lower density residential neighborhoods, good routes of transportation, greater use of automobiles, and the decentralization of major employment facilities, contributed to the decline of the City's population.

However, during the late 1980's the City developed a new approach to annexation whereby large areas of land were proposed for annexation. This approach has enabled the City to grow at a much faster rate than in the past, utilizing an incremental annexation policy.

Mayor Helmke pledged to attempt to annex three major urban areas in Allen County, utilizing this strategy. The first two priorities were the Northeast and North annexations. Since the Northeast and North I, II, and III annexations have been approved and Phases I, II, and III of the Northeast annexation have been incorporated, the City is attempting to annex the third priority area within Allen County. The Southwest Extended Annexation is the City's third time to utilize this approach.

A map of the Southwest Extended Annexation Area is presented on the following page.

Southwest Extended Annexation

Figure 1

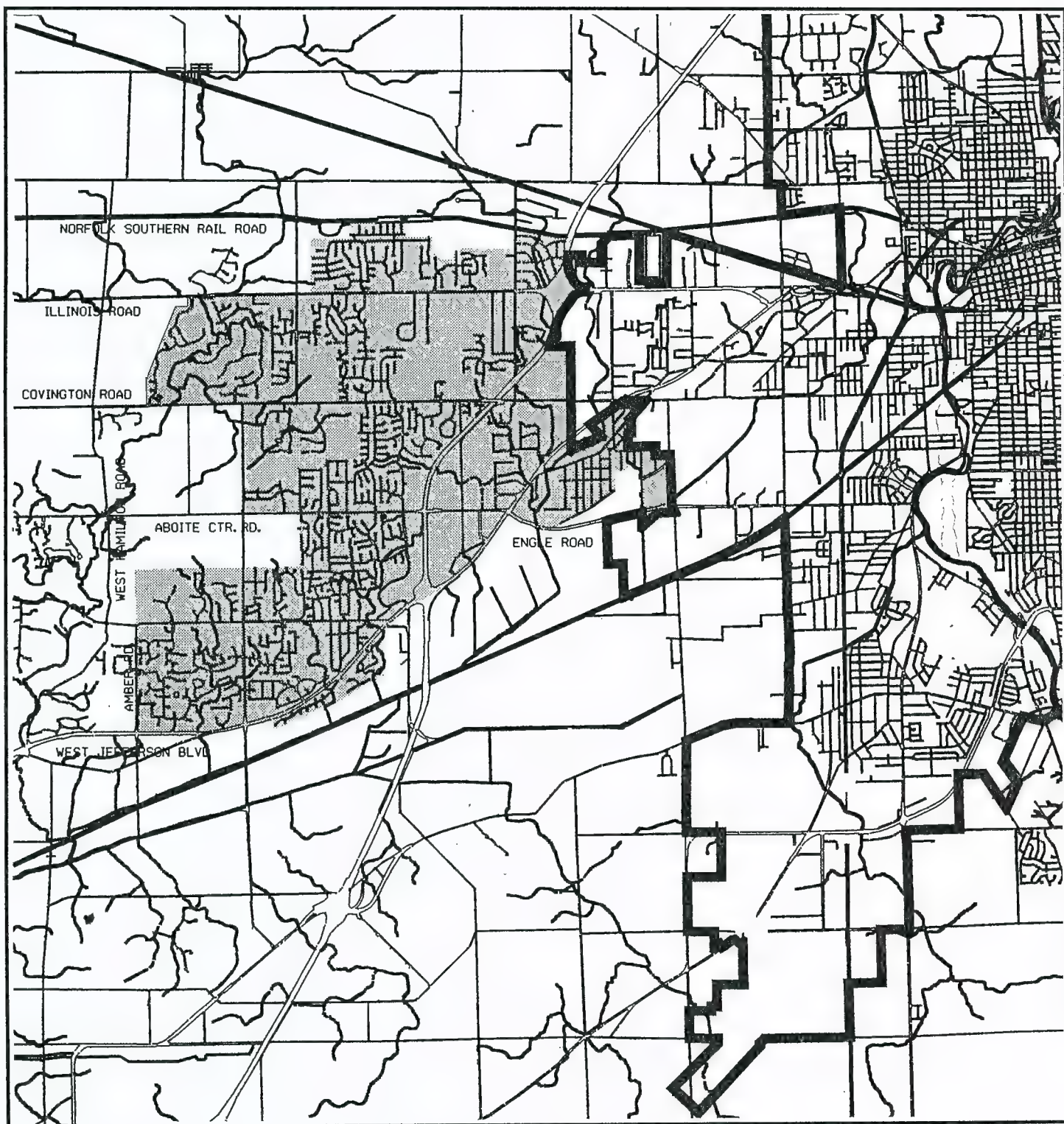


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SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located southwest of the City of Fort Wayne and is generally bounded on the north by the northern boundaries of the Westlawn, Abbey Place, Whispering Meadows, Whispering Woods, Shorewood, and Sycamore Hills Subdivisions, on the west by the west line of the Sycamore Hills, Covington Homesteads, Westlakes, Plantation of Aboite, Brigadoon Lake Estates, Eagle Creek, Glens of Bittersweet, Amber Ridge Estates and the Hamlets Subdivisions, on the south by U.S. 24 and the southern boundary of Bittersweet Moors, Bittersweet Woods, Maple Dells, Pine Hollow, the Hamlets, Highland Gardens, Country Club Gardens, Langford Oaks and the Glendale Acres Subdivisions and a strip along Jefferson Boulevard, and on the east by City boundaries (See Figure 2).

B. SIZE

The Southwest Extended Annexation Area contains approximately 8,228 acres, or 12.86 square miles.

C. POPULATION

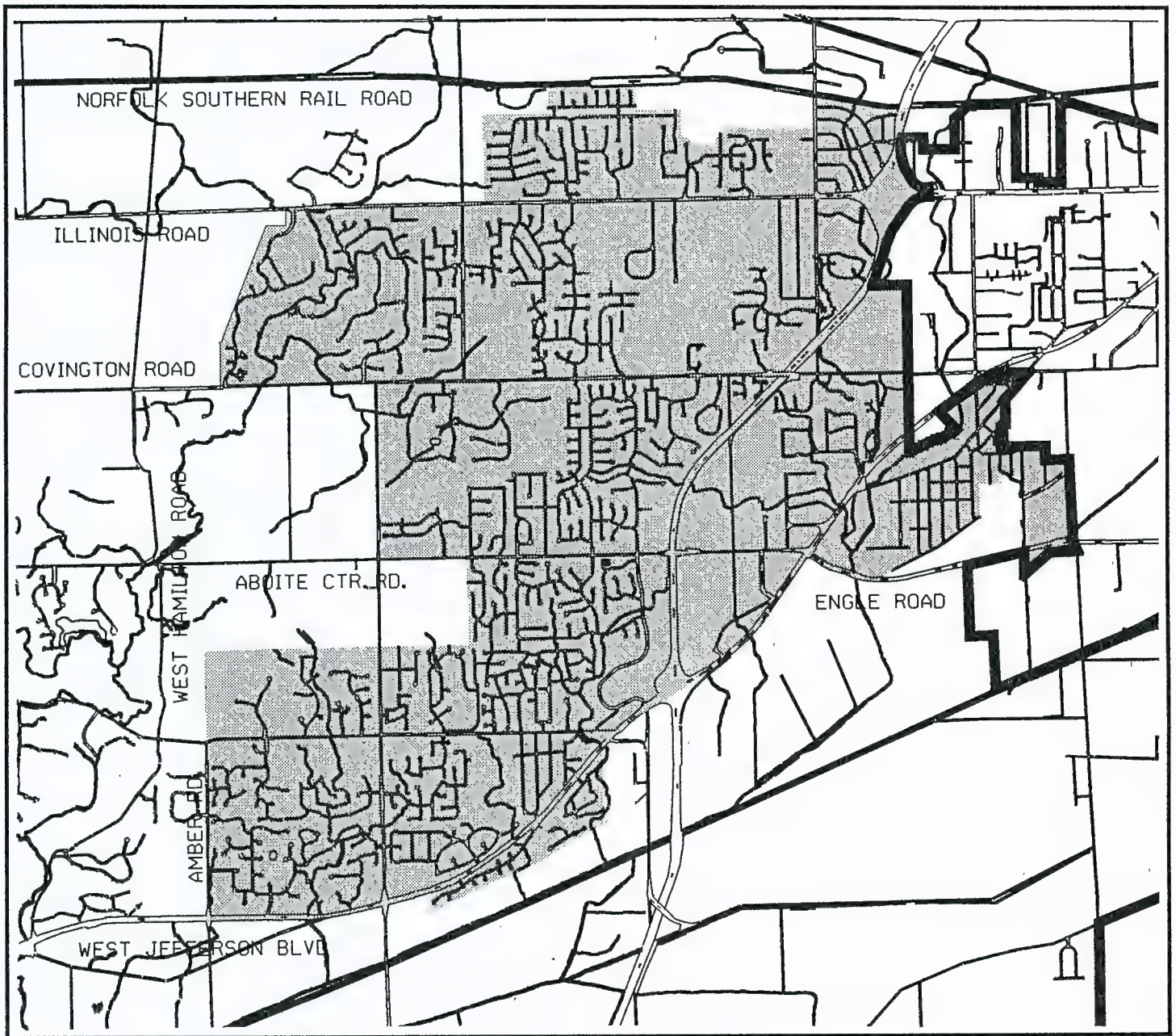
Block statistics from the Census of Population and Housing show that 15,215 persons resided in the Southwest Extended Annexation area in 1990. This population figure was based upon a strict computation of census data using only entire block groups within the area. Any block group which was split by boundary lines was not figured in the above total. Current population for the annexation area is estimated to be **22,587** persons. This figure was derived by multiplying the current number of residential units in the area by the persons per unit figure in the 1990 Census of Population and Housing.

D. BUILDINGS

Single Family Residences	6,975 structures
Duplexes	28 structures
Fourplexes	11 structures
Multi-Family Residences	40 structures
Condos Residential	119 structures
Commercial Buildings	109 structures
Institutional Buildings	20 structures
Utility Structures	9 structures

Southwest Extended Annexation

Figure 2



LOCATION

E. PATTERNS OF LAND - USE (Approximations)

	<u>Acres</u>	<u>Percent</u>
Single Family Residential	3,833	46.6%
Right-of Way	1,337	16.3%
Vacant	903	11.0%
Open /Park Areas	753	9.1%
Agricultural	637	7.7%
Institutional	421	5.1%
Commercial	182	2.2%
Multi Family	155	1.9%
Duplex	<u>7</u>	<u>.1%</u>
Total	8,228	100.0%

F. ZONING

The Southwest Extended Annexation Area currently contains seventeen zoning classifications (A map detailing these classifications is located at the offices of the Fort Wayne Planning Department). Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

County Zoning Classification

City Zoning Classification

A-1 Agricultural	RA Residence, District A
A-2 Flood Plain	RA Residence, District B
A-3 Estate	RA Residence, District A
RS-1 Suburban Residential	R1 Single Family Res District
RSP-1 Suburban Residential Planned	R1 Single Family Res District
RSP-2 Planned Two Family Residential	R2 Two Family Residential District
RS-3 Multiple Family Residential	R3 Multiple Family Res District
RSP-3 Planned Multi Family	R3 Multiple Family Res District
C-1 Limited Commercial	B1B Limited Business District B
C-1A Professional Services	B1A Limited Business District A
C-1A(P) Planned Pro & Personal	B1A Limited Business District A
C-1P Limited Commercial Planned	B1B Limited Business District
C-2A Neighborhood Shopping Center	B2A Neighborhood Shopping Center
C-2B Community Shopping Center	B2B Community Shopping Center
C-4 Roadside Commercial	B4 Roadside Business
C-5 Commercial Interchange	B1B Limited Business District B
I-1 Light Industrial	M-1 Light Industrial

G. TOPOGRAPHY

The Southwest Extended Annexation area contains the following soil types: Blount silt loam (BmA, BmB, BmB2); (Bo) Bono silty clay; Carlisle muck (Ca); Eel loam (Ee); Eel silt loam (Es); Genesee silt loam (Gh); Haskins loam (HaA, HaB); Whitaker loam (HoB); Whitaker silt loam (HpA); Lenawee mucky silty clay loam (Le); Lenawee silty clay loam (Ls); Martinsville loam (McB, McB2); Montgomery silty clay loam (Mo); Morley silt loam (MrB, MrC, MrB2, MrC2, MrD2, MrE2); Morley soils (MsB3, MsC3, MsD3, MsE3); Oshtemo fine sandy loam (OfA, OfC2); Pewamo silty clay loam (Pe); Rawsom fine sandy loam (RaB); Rawsom loam (R1B2, R1C2); Rensselaer loam (Rm); Rensselaer silty clay loam (Ro); Shoal's silty clay loam (Sh); Wallkill silt loam (Wa); Washtenaw silt loam (Wh); Willette muck (Wu); Gravel pits (Gp); and Made land (Ma). It has been determined using U.S. Geological Survey Maps that the area has a nearly level to steep sloping relief.

H. ASSESSMENT

\$ 262,100,730

I. NET TAX RATES (1995 PAYABLE 1996 RATES)

Existing:	(Aboite)	\$ 7.387959
After Annexation:		\$ 9.791115
Increase:		\$ 2.403156 (32.5 percent increase)

Existing:	(Wayne Transit)	\$ 6.709589
After Annexation:		\$ 8.385672
Increase:		\$ 1.676083 (25.0 percent increase)

J. COUNCIL DISTRICT

The Southwest Extended Annexation area will be initially assigned to City Council District 4, subject to any later statutorily-required reapportionment.

K. CONTIGUITY

The Southwest Extended Annexation area is over 12.5 percent contiguous to the City of Fort Wayne.

L. SELECTED AREA(S) WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE AND POPULATION DENSITY

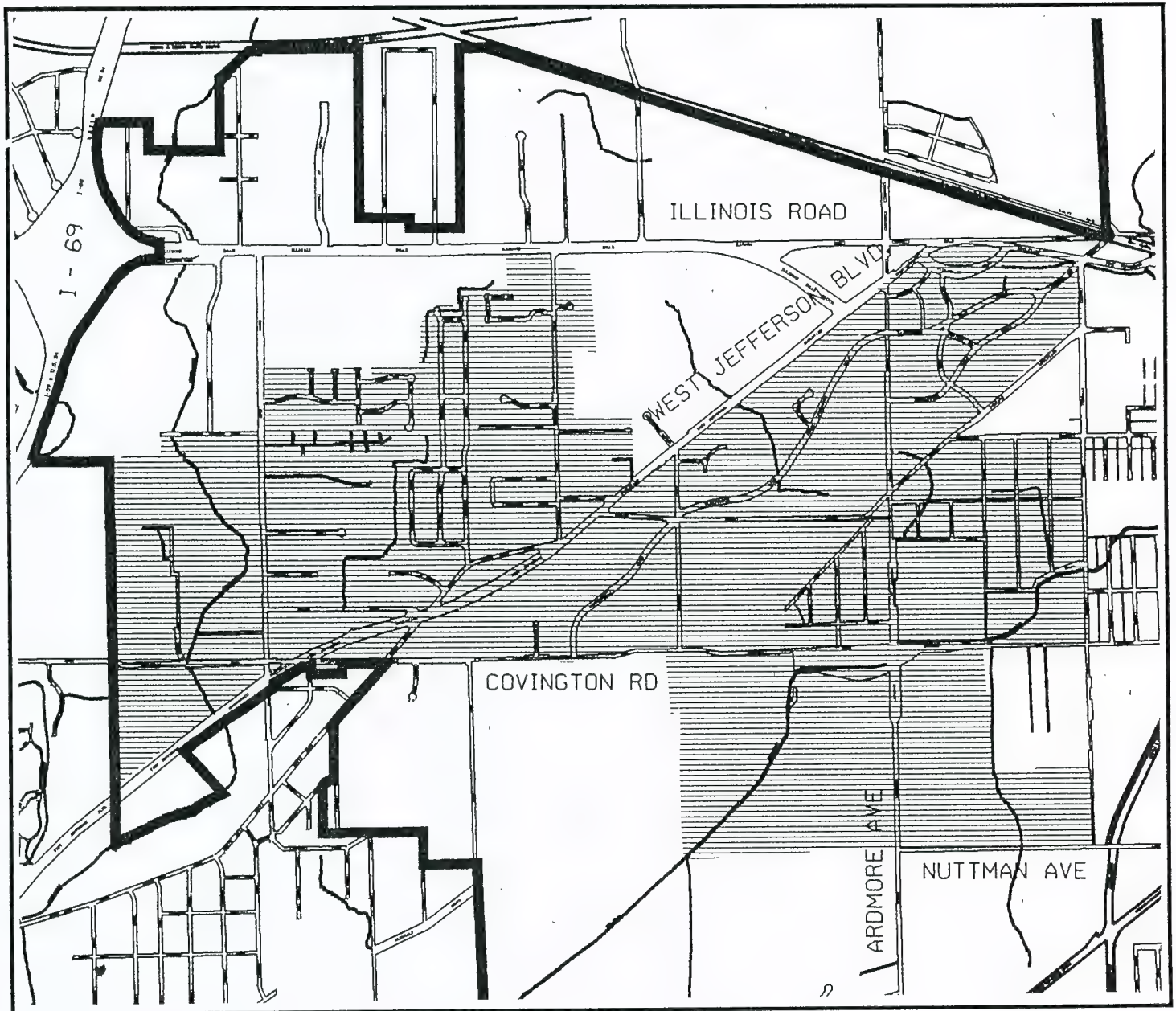
As the City has uniform service standards throughout its corporate boundaries, all areas of similar topography, patterns of land use and population density receive the same level of service. A representative area within the City comparable in topography, patterns of land use and population density to the Southwest Extended annexation area is the West Jefferson Area (See Figure 3 and the Comparison Chart below).

	<u>Southwest Extended Area</u>	<u>West Jefferson Area</u>
Topography:	Nearly level to steep sloping, with silt and silty clay loams	Nearly level to steep sloping, with silt and silty clay loams
Patterns of Land Use:	Predominately residential with some vacant/open, commercial, and institutional	Predominately residential with some vacant/open, commercial, and institutional
Population Density:	1.8 persons per acre	1.3 persons per acre

No area within the City with similar topography, patterns of land use and population density as the Southwest Extended Annexation is receiving services higher in standard or scope than those services promised the area.

Southwest Extended Annexation

Figure 3



Comparable Area
(West Jefferson)

SECTION TWO

The Comprehensive Annexation Program

The annexation of the Southwest Extended area is part of a larger, comprehensive annexation program that was developed in a report prepared by the Department of Community Development and Planning in 1975 and which was subsequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth." Because the Southwest Extended area met this criteria in 1975-1976, the report identified it as part of a larger area (AB-1) which was recommended for annexation.

SECTION THREE - STATE LAW REQUIREMENTS

A. INTRODUCTION

When pursuing an annexation, a municipality must be sure that the proposed annexation is in accordance with the State Law. The existing statute (IC 36-4-3) provides cities with two options for annexing areas. An annexing city must meet the guidelines of a least one of the options. The two options are:

1. The area must be at least one-eighth contiguous (12.5 percent) to the municipality and it must meet at least one of the following three conditions: (a) have a population density of at least three persons per acre; (b) be zoned for commercial business, or industrial uses; (c) be at least sixty percent subdivided.
2. The boundaries of the annexation area must be at least one-fourth contiguous (25 percent) to the municipality and the area must be needed and can be used by the municipality for its development in the reasonably near future.

In both instances, the municipality must also prepare a written fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, together with the methods of financing such services.

The Southwest Extended Annexation area meets the first option which has been established to determine the validity of annexations. The remainder of the section will be devoted to explaining how the Southwest Extended Annexation area meets this requirement.

B. ONE-EIGHTH CONTIGUOUS

Over one-eighth (12.5 percent) of the annexation area's boundaries are contiguous to the City of Fort Wayne. Therefore, this annexation meets the 12.5 percent contiguity requirement mandated by State Statute.

As mentioned in the introduction, if an area is at least one-eighth contiguous (12.5 percent) to the municipality, it can be annexed if any one of the three conditions are met. The Southwest Extended Annexation area meets one of the three conditions in that it is over sixty percent subdivided.

C. CONCLUSION

The Southwest Extended Annexation area should be annexed into the City of Fort Wayne because it meets the first annexation test which has been established by the State Legislature. The annexation area is more than 12.5 percent contiguous to the City of Fort Wayne and the area is over 60 percent subdivided.

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan projects costs and methods of financing municipal services for the Southwest Extended Annexation area. How and when the City plans to extend non-capital services and capital improvements is also outlined in the following pages. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in the provision of services and financing of same in an equitable manner.

The municipal services described in this section are analyzed according to the needs of the Southwest Extended Annexation area, the costs of providing of providing services, and funding sources. It should be noted that the costs of providing municipal services have been rounded off to the nearest dollar and are calculated at today's dollar value. However, costs to provide municipal services to the Southwest Extended Annexation area **will be inflated** in the Financial Summary Section, which follows this section.

As required by State Law the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital improvement nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the Southwest Extended Annexation area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density, including but not limited to the West Jefferson Area.

A. POLICE

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work, such as participation in court proceedings and the protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order. Police services will be provided to the Southwest Extended area immediately upon the effective date of annexation.

A portion of the Southwest Extended Annexation area will be incorporated into District I. The remaining portion will be part of a newly designated separate police district, District P (See Figure 4). These districts were based upon the area's population, size and geographic area. Statistics, including the number of calls for service and the average response times, were obtained from the Communications Department's Computer Aided Dispatch System (CAD) to project service needs and costs in the proposed annexation area.

It has been estimated that there will be 6,710 calls for service in the proposed Southwest Extended Annexation area. As a result, the Police Department has determined that ten additional officers, will be needed to make the additional 6,710 service calls which are estimated to occur in this area. The ten new officers will cost approximately \$42,256 per officer annually, while on a probationary status and thereafter the officer's salary and fringe benefits amount to \$47,091, or \$470,910 a year. The officers are anticipated to be hired at the beginning of the year in 2005 so the City will be ready to provide police protection upon the effective date of annexation, or January 1, 2006. Salaries will be inflated appropriately to project net revenues in the Revenue Section of this plan.

One additional detective and one additional sergeant will also be needed to serve the proposed Southwest Extended Annexation area. The detective's salary and fringe benefits is estimated to be \$47,591 annually and the position will be added to the west area Property Crimes Section of the Detective Bureau. The sergeant's salary and fringe benefits is estimated to be \$55,387 annually. These positions will be filled as of January 1, 2006.

Ten fully equipped vehicles will need to be purchased at a cost of approximately \$22,740 per vehicle or \$227,400. Two fleet vehicles will need to be purchased by January 1, 2006, and eight take home police vehicles will need to be purchased in 2008. A paddy wagon for arrests will also need to be purchased in 2006 at a cost of \$25,000. Maintenance and fuel costs for the paddy wagon and fleet vehicles will amount to \$3,300 per year per vehicle while maintenance and fuel costs for the take home vehicles will amount to \$800 per year per vehicle. Financing for the vehicles could be done through a lease purchase at an estimated 7 percent interest rate over a five year period.

Funding for police services in the annexation area will come from the Civil City Budget of the Police Department which is derived primarily from property taxes through the General Fund.

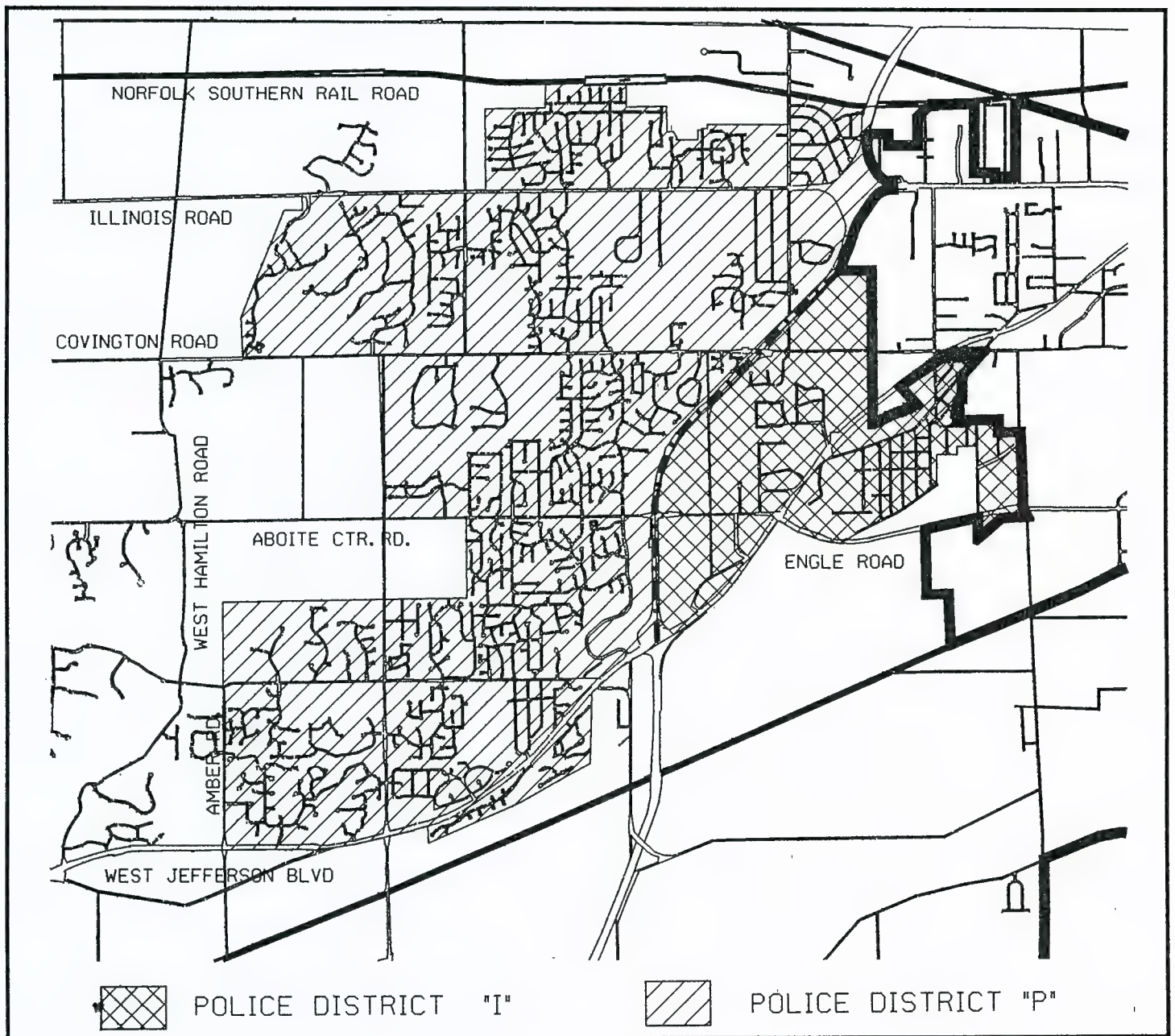
CAPITAL COSTS:	\$ 252,400
ESTIMATED ANNUAL OPERATING COSTS :	\$ 590,188

B. FIRE PROTECTION

The Fort Wayne Fire Department will be responsible for providing fire protection services to the Aboite Township portion of the Southwest Extended Annexation area immediately upon the

Southwest Extended Annexation

Figure 4



Police District

effective date of annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention and fire inspection, EMS support response on life hazards, hydrant maintenance, and public education.

A portion of the proposed annexation area is located within the Southwest Allen County Fire District. As a result, the properties located in the Wayne Township portion of the proposed annexation will continue to be primarily served by the Southwest Allen County Fire District.

Prior to the incorporation of the Southwest Extended annexation area a new fire station will be constructed along Getz Road. Land is currently being acquired for this station. This station will not only serve the western areas of Fort Wayne but will provide protection to far eastern areas within the proposed Southwest Extended Annexation area.

In addition to the Getz Road station, it has been determined by the Fort Wayne Fire Department that it will be necessary to construct two new fire stations and hire three new crews to provide adequate fire protection to the Southwest Extended Annexation area. Each crew will be responsible for operating one of the three pieces of equipment that will be needed for this annexation. The stations will be appropriately located within the annexation area. For adequate operating capability and anticipated growth, the stations should have a minimum of two bays. The City is currently negotiating with the owners of two parcels of land for the acquisition of property for the two fire stations. Land for both stations is estimated at a cost of \$200,000 per station, or \$400,000. It is estimated that it will cost approximately \$1,200,000 to build and furnish each 7,500 square foot station. Two Class A Pumper/tankers, which are anticipated to be the primary pieces of equipment utilized at the stations, will cost approximately \$260,000 apiece. A ladder truck will also be purchased to provide specialized protection within the Southwest Extended Annexation and other areas within the City, which will cost approximately \$585,000. Two vehicles, one for the supervisor and one for the inspector will also need to be purchased for this annexation at a cost of \$28,000 per vehicle or \$56,000.

Financing for the purchase of the buildings and furnishings could be done through a general obligation bond at an estimated seven percent interest rate extended over a ten year period. Financing for the Class A Pumper/tankers could be done through a lease program extended over a five year period at an estimated seven percent interest rate while financing for the ladder truck could be done through a ten year period at an estimated seven percent interest rate.

The Fire Department will hire at least 36 fire fighters and 9 combat officers to operate the new stations. Salaries, including benefits, for the 45 fire fighters will amount to \$2,006,100 per year. Three district chiefs will also be needed as a result of the annexation at a cost of \$51,600 per person, or a total of \$154,800. In addition to the firefighters and district chiefs, the territory will require one fire prevention inspector to do inspections of commercial and public structures within the area. The inspector's salary is estimated to be \$48,100 annually.

Other operating expenses such as vehicle fuel and maintenance will amount to

approximately \$42,000 per station, or a total of \$84,000 per year.

CAPITAL COSTS:(land)	\$ 400,000
CAPITAL COSTS: (building and furnishings)	\$2,400,000
CAPITAL COSTS:(equipment)	\$1,161,000
ESTIMATED ANNUAL OPERATING COSTS:	\$2,293,000

C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the provider of ambulance service for the City. Properties in the Southwest Extended Annexation area will receive full advanced life support ambulance service immediately upon annexation.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched. For some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance to the Aboite Township portion of the Southwest Extended Annexation. Primary assistance will come from the newly constructed stations which will be located in the vicinity of Getz Road, Village of Coventry and Covington and Scott Roads. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, fire fighters are able to administer medical treatment before the ambulance arrives.

The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown in the table below:

TABLE 1

1. \$182 plus \$6.50 per loaded mile for non-emergency transfers scheduled 24 hours in advance.
2. \$244 plus \$6.50 per loaded mile for non-scheduled non-emergency transfers.
3. \$529 plus \$8.00 per loaded mile for all emergencies for all City and non-City residents.

This method of financing permits service to be extended to the annexation area with its existing budget. No additional manpower or equipment will be needed to service the annexation area.

CAPITAL COSTS:	\$ 0
ESTIMATED ANNUAL COST:	\$ 0

D. SOLID WASTE DISPOSAL

The Solid Waste Department currently oversees garbage and non-freon appliance collection, yard waste collection, and curbside recycling within the City of Fort Wayne. Beginning January 1, 1995, garbage collection has been provided by National Serv-All, and recycling and yard waste collection has been provided by Browning-Ferris Industries. Yard wastes are generally collected weekly, from April 1 until October 15 and recycled items are collected every other week. These solid waste services are currently paid for through a \$6.50 per month user fee per single family household and subsidized with property taxes.

In addition, the City currently contracts with Appliance Recycling Centers of America Inc. (ARCA) for collection and recycling of freon appliances. The cost is a minimum of \$30.00 per appliance.

Solid waste disposal services will be available to residents of the proposed Southwest Extended annexation area immediately upon the effective date of annexation. It will not be necessary to hire additional personnel or purchase additional equipment to provide these services.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately upon the effective date of annexation. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. The department also provides installation and maintenance of traffic control devices such as stop lights and control signs.

The City's Traffic Engineering Department will require one additional signal technician, one additional sign and marking specialist, and one additional engineering technician to perform its services in the Southwest Extended Annexation area. These three employees will cost the City approximately \$27,000 per employee for a total cost of \$81,000 a year. This figure includes wages and benefits.

Currently, there are four existing traffic signals in the proposed annexation area. The City will provide maintenance and cover the cost of power for these signals. The annual cost for maintenance and signal power will amount to \$6,624.

There are four intersections within the Southwest Extended Annexation area which may warrant signals. These intersections are located at Aboite Center Road and Homestead Road, Covington Road and Homestead Road, West Jefferson and Homestead Road and Liberty Mills and

Homestead Road. If warranted, the construction of these signals would cost \$60,000 apiece. Funding would likely come from the General Fund.

The Traffic Engineering Department has determined that 326 new street signs are needed within the proposed annexation area. Capital and labor costs will be \$22,902 for the installation of the 326 new street signs in the area. It is anticipated that these signs will be constructed within the first year following the effective date of annexation. Table 2 below details these costs.

TABLE 2

<u>Type</u>	<u>Size</u>	<u>Number Required</u>	<u>Cost</u>	<u>Total Cost</u>
Street Name	30" X 6"	326	\$37.80	\$12,323
<u>Posts</u>	12' 2lb.	326	\$14.00	\$ 4,564
<u>Labor</u>				\$ 6,015
TOTAL COSTS			\$ 22,902	

There will be an annual cost of \$20,100 for the painting of 300,000 feet of center line and edge line along streets within the annexation area. Funding sources will come from property taxes and the Local Roads and Streets (LR&S) fund.

CAPITAL COST: \$ 22,902
ESTIMATED ANNUAL COST: \$ 107,724

F. STREETS AND ROADS

• The incorporation of the Southwest Extended Annexation area will add 94.79 miles of residential streets and 19.94 miles of arterial and collector streets to the City street system. Of this, there are 55.47 miles of residential and 17.94 miles of arterial and collector streets in good condition, 25.80 miles of residential streets and 2.0 miles of arterial and collector streets in fair condition, and 13.52 miles of residential streets in poor condition.

The Fort Wayne Street Department will be responsible for the general maintenance of all public streets in the annexation area immediately after the annexation. General maintenance includes snow and ice removal, street sweeping, minor ditch maintenance, right-of-way mowing, leaf pick-up, guard rail repair, and surface maintenance. The Street Engineering Department will

also provide engineering services and construction supervision for all streets, alleys, and sidewalks that will be constructed within the proposed annexation area. The provision of these services to the annexation area will require eleven additional street maintenance employees at an annual cost of \$377,689 and one supervisor at a annual cost of \$44,145. In addition, one Tandem dump truck, three fully equipped 5 ton dump trucks, four 1 ton dump trucks, one front end loader, one street sweeper and one mowing tractor at a cost of \$565,000, will also be needed. This equipment will likely be financed through an equipment lease at an estimated 7 percent interest rate extended over 5 years. Two leaf vacs will be needed for the proposed annexation, if the City continues to provide leaf pickup. However, there has been discussion that Browning Ferris Industries may provide this service in the future. If the City continues to provide this service we would purchase one leaf vac at a cost of \$25,000 and apply for a grant from IDEM for the second vac. IDEM has matched the funding for leaf vacs in the past when the City has had need to purchase this type of equipment.

A 10,000 square foot storage yard will also be needed in or near the Southwest Extended annexation area. This storage facility will house administrative offices for two to three individuals as well as garage space for up to ten vehicles. The facility is anticipated to cost \$350,000. The City is currently in the process of purchasing land for the facility. This facility will not only serve the Southwest Extended annexation area but will provide service to other southwestern areas of the City west of St Marys River. Therefore, approximately fifty percent of the cost of this facility can be attributed to the Southwest Extended annexation.

The cost incurred by the City for gas, repairs and maintenance, and miscellaneous supplies for the new street equipment is estimated to be \$48,700 per year. The source of funding for street maintenance is the Street Department budget which is composed of funds from the Motor Vehicle Highway (MVH) program. The Street Engineering Department funds come from MVH and Local Roads and Streets (LR&S) programs.

CAPITAL COSTS:	\$ 765,000
ESTIMATED ANNUAL COSTS:	\$ 470,534

G. PARKS AND RECREATION

Residents of the proposed annexation area will have access to city park facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. Development of a new neighborhood park in the annexation area is unlikely due to the proximity of Buckner Farm and Fox Island Park. Buckner Farm is a 144 acre undeveloped park. As funding becomes available, future plans include development of nature areas, ponds and picnicking facilities.

Other recreational activities including day camp, athletic leagues, youth sports, senior citizen activities, special events, cultural arts, and instructional programs are currently available

to all City residents. Most of these services are offered on a fee for service basis, with non-residents paying a higher fee. With the FAIR SHARE concept non-residents pay an additional 20 percent above the price for City residents. Once annexed, the residents of the Southwest Extended Annexation area would pay the resident fee.

At the time of annexation, a street tree survey would be done to determine how many trees would be needed where curbs and sidewalks exist. Block Grant, CEDIT or bond issue funds would be utilized to fund the cost of this project.

CAPITAL COSTS: \$ 0
ESTIMATED ANNUAL COSTS: \$ 0

H. WATER

The Fort Wayne Water Utility is presently serving a portion of the Southwest Extended Annexation area. When the area is annexed into the City, property owners who are using the City of Fort Wayne Utility system will no longer have to pay the out-of-city rate.

At the current time a private utility company, Utility Center, and the Fort Wayne Water Utility provide service to the proposed annexation area as well as to the West Jefferson comparable area. The delivery of service to this area will remain the same until such time as the Fort Wayne Utility expands its service territory.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

I. FIRE HYDRANTS

The City of Fort Wayne pays the Fort Wayne Water Utility \$284.74 annually for each City Utility hydrant located within the City. The money the City will pay the Water Utility for hydrant maintenance will be taken from the General Fund.

Currently the Southwest Extended Annexation area contains 12 Fort Wayne Water Utility fire hydrants and 656 Utility Center fire hydrants. The City will pay the Water Utility approximately \$3,417 after the area is annexed. Currently, Utility Center does not impose a tariff to municipalities for the use of hydrants for fire protection.

CAPITAL COSTS: \$ 0
ESTIMATED ANNUAL COSTS: \$ 3,417

J. SANITARY SEWERS

Presently, the Fort Wayne Department of Water Pollution Control (WPC) provides sanitary sewers to portions of the Southwest Extended Annexation area. Most of the area is being served by Utility Center. The Indiana Utility Regulatory Commission (IURC) has issued the Utility Center a Certificate of Territorial Authority (CTA) within the proposed annexation area. As a result, at this time Utility Center has exclusive jurisdiction within this defined CTA.

The Fort Wayne Department of Water Pollution Control will provide engineering services as needed for additional sanitary sewers outside the Utility Center's jurisdiction. If additional sanitary sewer service is desired, the City's Water Pollution Control Department has the capability to provide this service. However, residents will first have to petition to the Board of Public Works. Residents will also have to pay for such a service. Upon annexation, residents will be able to take advantage of the Barrett Bonding process which permits residents to make long-term, low interest payments for their sewers.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

K. STORM SEWERS

Upon the effective date of annexation, the Fort Wayne Department of Water Pollution Control will consider storm drainage improvements upon petition by property owners within the Southwest Extended Annexation area. The City will provide engineering services for such a project. Certain storm drainage improvements may be funded from the City's Storm Water Utility. Emergency and routine maintenance of public drainage systems which meet City standards will be the responsibility of the City's Sewer Maintenance Department after annexation. The source of revenue City Utilities utilizes for providing these services will be user fees. Currently the stormwater rate for residential customers is \$1.80 per month.

CAPITAL COSTS: \$ 0
ESTIMATED ANNUAL COSTS: \$ 0

L. STREET LIGHTING

It is the goal of the City to light every intersection in Fort Wayne, to reduce night accidents, aid in police protection, facilitate the traffic flow, and inspire community spirit and growth. Therefore, the City will place City-standard street lights at all intersections within the Southwest Extended Annexation area that do not have them, within three years of the effective date of annexation. In order to expedite the installation of the street lights, residents should petition the Street Lighting Department. The City will pay the construction costs for the

installation of City-standard lighting with overhead wiring at the unlit intersections where the residents desire this type of lighting.

These capital costs will be funded predominately from the General Lighting Fund. Operating costs will be paid by the City through the regular departmental budget. Any additional mid-block lighting, ornamental lighting or underground wiring must be petitioned by the residents involved per State Statute. The residents would be assessed for the cost of such installation.

In addition to constructing street lights at unlit intersections within the annexation area, upon the effective date of annexation the City will purchase existing lights currently being rented from American Electric Power Company that are located within public right-of-ways. The energy and maintenance costs will then become the responsibility of the City of Fort Wayne. In some areas, the existing lighting is not at City Standard (incandescent and or ornamental). These lights are not being rented from American Electric Power and will be maintained by the City. But, if a replacement is needed due to damage of the fixture, they will be replaced with City standard lighting. The City will also pay energy costs for these lights.

The Street Light Engineering Department has determined that there are currently 748 existing lights within the area to be annexed. The City will need to purchase 24 of these lights within the first year of annexation. Ten of these lights will be purchased from American Electric Power at a cost of \$200 per light or \$2,000 and fourteen of the lights will be purchased from Northeast REMC at a cost of \$500 per light or \$7,000. Also approximately 350 of the existing fixtures will need to be upgraded at a cost of \$500 per light, or a total cost of \$175,000. Operating and maintenance costs of \$92 per light will be paid by the City upon the effective date of annexation.

The Southwest Extended Annexation will require approximately 254 lights to be constructed at unlit intersections. These intersections will be lighted by the end of the third year of annexation and will cost approximately \$1,500 per light, or a total cost of \$381,000. Operating and maintenance costs will be computed as an annual operating cost from the third year after annexation on. Operating and staff maintenance costs for these lights will amount to \$23,368 per year.

One additional Street Light engineer and one additional Street Light Engineering Maintenance employee will be needed as a result of the Southwest Extended annexation. Wages and benefits for the Street Light engineer are estimated at \$34,000 annually while wages and benefits for the Street Light Maintenance employee are estimated at \$35,000 per year.

CAPITAL COSTS:	\$ 565,000
ESTIMATED ANNUAL COSTS:	\$ 126,776

M. ANIMAL CONTROL

The Fort Wayne Department of Animal Control will provide various services to the

Southwest Extended Annexation area upon the effective date of annexation. The services this department will provide, include, but are not limited to, the sheltering of stray animals, emergency response to animal complaints, 24-hour service (seven days a week including holidays), canvassing for unconfined strays, trap rental, pet adoption, and a humane education programs.

Service needs are based upon pet population and upon geographic service areas. The department has determined that two full-time animal control officers and one animal care specialist will be needed to adequately serve the proposed Southwest Extended Annexation area when annexed by the year 2006. The annual cost including benefits for the two full time officers is projected to be \$70,324. The cost for the animal care specialist is estimated to be \$27,700. A uniform allowance of \$1,600 a year would also be added to personnel costs.

Two fully equipped vehicles will cost \$57,200. Annual costs for gasoline and maintenance for the animal control vehicles serving the annexation area is projected to be \$5,187. Other miscellaneous costs, including traps, printing, postage, and satellite euthanasia are projected to cost \$2,260 a year.

It should be noted that the Fort Wayne Department of Animal Control anticipates generating income from the Southwest Extended Annexation area from various sources such as issuing pet permits and other permits, the rental of live traps, and animal redemption. The department expects to generate approximately \$9,151 a year because of the annexation of this area.

CAPITAL COSTS:	\$ 57,200
ESTIMATED ANNUAL COSTS:	\$107,071

N. NEIGHBORHOOD CODE

The Department of Neighborhood Code Enforcement will provide enforcement of the Minimum Housing Code, the Abandoned Vehicle, Weed Program, Residential Parking Ordinance, Paint Program and Zoning Ordinances within the proposed Southwest Extended Annexation area.

It has been determined that it will cost approximately \$7,263 to provide Neighborhood Code services to the area. This cost is based upon estimated hours of work for managers and enforcement officers as well a cost for vehicle usage in the area. The department has also determined that additional personnel or equipment will not be needed as a result of the Southwest Extended annexation.

CAPITAL COSTS:	\$ 0
ANNUAL OPERATING COSTS:	\$ 7,263

O. LIABILITY FOR TOWNSHIP DEBT

State Law (36-4-3-10) mandates the apportionment of debt from the township upon the

effective date of annexation. After researching the current Aboite Township indebtedness there appeared to be no outstanding debt after the year 1998. As a result, it is impossible to project an annual liability for the Township's bonded indebtedness in the years subsequent to 2005, when this annexation is proposed to become effective.

It is anticipated that the Wayne Township Trustee will continue to receive direct payment from its fire general rate and Southwest Allen County (SWAC) debt rate from the Treasurer's Office. The Township Trustee will then allocate the revenue to the SWAC Fire District.

CAPITAL COSTS:	\$	0
ESTIMATED ANNUAL COSTS:	\$	0

P. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Southwest Extended Annexation area residents immediately upon the effective date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Commission, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions for the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size and population of an area. Consequently, this plan does not include cost estimates. However, expansion of administrative functions is possible. Funding comes from a variety of sources, including the General Fund and the State and Federal Government.

CAPITAL COSTS	\$0
ESTIMATED ANNUAL COSTS	\$0

SECTION FIVE

PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that, due to the annexation of the Southwest Extended area, any governmental employees will be eliminated from other governmental agencies. However, if any government employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

SECTION SIX

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures from the proposed Southwest Extended Annexation. This section also provides a five-year summary of the expenditures compared with the revenues for the years 2006 to 2010.

A. REVENUES

Property taxes are the main source of revenue to be received from the Southwest Extended Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Offices of the Wayne and Aboite Township Assessors. The formula for computing tax revenue is shown in the following table:

Table 3: Tax Revenue Formula

$$\frac{V-E}{100}(T) = TR$$

Where:

V = Assessed Valuation

E = Home Mortgage Exemption (\$1,000) plus Homestead Exemption (\$2,000)

T = City Tax Rate

TR = Tax Return

The total assessed valuation of the Southwest Extended Annexation is \$262,100,730. Since the proposed annexation area contains portions of both Wayne and Aboite Townships, two different city tax rates will be applicable. The portion of the annexation area in Wayne Township will be subject to the Fort Wayne/SW Allen County District rate, while the portion of the annexation area within Aboite Township will be subject to the Fort Wayne rate.

To calculate the revenue which will be generated from the portion of the annexation area in Wayne Township, the first step is to deduct the home mortgage exemption from the total assessed value in Wayne Township, \$5,158,370. There are approximately 225 residential properties in the proposed annexation area. Assuming that each one is eligible for a home mortgage exemption of \$1,000 and the \$2,000 homestead exemption, the total taxable assessed valuation becomes \$4,483,370. Property tax revenues going to the City of Fort Wayne for 1996 can then be determined by applying the Fort Wayne/SW Allen County District rate less the portion of the rate which goes to the South West Fire District, to this figure (See Table 4) giving a total property tax revenue of \$91,932. Using a 3.0 percent rate of inflation, the property tax revenue for 2007, the first year that taxes would be due in the Southwest Extended Annexation area, would be \$127,255. A portion of this revenue would be supplied from the State Property Tax Relief

Fund.

To calculate the revenue which will be generated from the portion of the annexation area in Aboite Township, the process would be the same as utilized above. First, the home mortgage exemption would be deducted from the total assessed value figure, \$256,942,360. Since there are approximately 6,900 residential structures that could be eligible for the \$1,000 mortgage exemption and \$2,000 homestead exemption, \$20,700,000 is deducted from the assessed value figure. As a result, the total taxable assessed value figure becomes \$236,242,360. Property tax for 1996 can then be determined by applying the Fort Wayne rate to this figure (See Table 5). The total property tax revenue becomes \$7,039,550. Using a 3.0 percent rate of inflation, the property tax revenue for 2007, the first year that taxes would be due in the Southwest Extended Annexation area, would be \$9,744,383. A portion of this revenue would be supplied from the State Property Tax Relief Fund.

This annexation will enable the City to receive additional revenue from the Motor Vehicle Highway Fund (MVH) and the Local Roads and Streets Fund (LR&S). These funds are allocated based on the City's total population and road mileage. The projected revenues were determined based on an analysis of past MVH and LR&S distributions. The most conservative population figure was used in order to calculate the additional revenues the City expects to generate. Taking into account the above considerations it is anticipated that the City will receive an additional \$527,913 from MVH and an additional \$180,277 from LR&S as a result of the Southwest Extended Annexation.

Table 4
Taxing District Rate Ft Wayne/SWAC Fire District (Excluding SW Fire General and Debt Lines)

Corporation General	1.3425
Corporation Debt Service	0.1329
Police Pension	0.1209
*Sanitary Officer Pension	0.0168
Park	0.3408
Redevelopment General	0.0144
Community Service	0.0004
Special Solid Waste Mgt	0.0265
Ft Wayne Park Bond	0.0553
Total	2.0505

Table 5
Taxing District Rate Ft. Wayne/Aboite

Corporation General	1.3425
Corporation Debt Service	0.1329
Fire Pension	0.1534
Police Pension	0.1209
Sanitary Officer Pension	0.0168
Fire	0.7759
Park	0.3408
Redevelopment General	0.0144
Community Service	0.0004
Special Solid Waste Management	0.0265
Ft Wayne Park Bond	0.0553
Total	2.9798

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax (COIT), the County Economic Development Income Tax (CEDIT), and the Alcoholic Beverage Tax. Some of these grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Southwest Extended Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 6. Capital costs are one time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs, and sidewalks, must follow routine city procedures which often require petitioning.

Table 6 on the following page details the costs that will be incurred by each department subsequent to the annexation of the Southwest Extended Area.

Table 6: Expenditures

Department	Capital Cost	Annual Cost
Police	\$ 252,400	\$ 590,188
Fire	3,961,000	2,293,000
EMS	0	0
Solid Waste Disposal	0	0
Traffic Control	22,902	107,724
Streets & Roads	765,000	470,534
Parks & Recreation	0	0
Water	0	0
Fire Hydrants	0	3,417
Sanitary Sewers	0	0
Storm Sewers	0	0
Street Lighting	565,000	126,776
Animal Control	57,200	107,071
Neighborhood Code	0	7,263
Fire Debt	0	0
Administrative Services	0	0
Total	\$5,623,502	\$3,705,973

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Southwest Extended Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years a 3 percent inflation factor for capital and operating costs, and a 3 percent increase factor for City revenues.

Property tax revenue from the annexation area will not be collected until 2007. Assuming the area is annexed as of January 1, 2006, assessment will occur in March of 2006, with revenues being collected in 2007. Since revenues are not collected for one year after the effective date of

annexation, the City will experience a loss of \$5,922,176 in 2006. This loss will be offset by revenues generated from the annexation of the North I area which will be incorporated in 2001 and the North II and North III areas which will be incorporated into the City in 2002. Table 7 below details the revenues minus the expenses for the Southwest Extended Annexation area for a 5 year period.

Table 7: Revenues Minus Expenses

Year	Expenditures	Property Tax Revenue	MVH & LARS	Balance
2006	5,922,176	\$0	\$0	(5,922,176)
2007	6,186,770	9,871,638	708,190	4,393,058
2008	6,721,197	10,167,787	708,190	4,154,780
2009	6,349,313	10,472,821	708,190	4,831,698
2010	6,509,486	10,787,006	708,190	4,985,709
Total	31,688,941	\$41,299,251	\$2,832,760	12,443,070

D. RECOMMENDATION

This Fiscal Plan, which meets the State Law requirements that a fiscal plan be prepared, shows that the Southwest Extended Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on January 1, 2006.

APPENDIX

Part of T30N, R11E, 2nd P.M., Aboite Civil Township, Allen County, Indiana, and part of T30N, R12E, 2nd P.M., Wayne Civil Township, Allen County, Indiana, more particularly described as follows:

Beginning at the intersection of the easterly right-of-way of Interstate 69 (Indiana State Highway I Project No. 69-4 (13) 105, 1959) with the northerly line of Poplar Ridge Addition (Plat Book 20, page 53, Office of the Allen County Recorder) extended westerly; thence northerly along the east right-of-way of Interstate 69 to its intersection with the south right-of-way of the Norfolk and Southern Railroad; thence westerly and northwesterly along the south right-of-way of the Norfolk and Southern Railroad, said south right-of-way also being the north boundary of Westlawn, Sections "E" and "F" (Plat Book 23, page 119, Office of the Allen County Recorder), the north boundary of Westlawn, Section "C" (Plat Book 23, page 41, Office of the Allen County Recorder) and the north boundary of Westlawn Section "B" Plat Book 23, page 40, Office of the Allen County Recorder), to the west right-of-way of Hadley Road; thence southerly along the west right-of-way of Hadley Road to the northeast corner of Lot 20, re-recorded plat of Edgemont Addition (Plat Book 19, page 166, Office of the Allen County Recorder), said corner also being on the north line of the south half of the north half of the SW 1/4 of Section 1, T30N, R11E, 2nd P.M.; thence westerly along the north line of the south half of the north half of the SW 1/4 of section 1, T30N, R11E, 2nd P.M., said line also being a portion of the north boundary of Abbey Place - Section Two (Plat Cabinet B, page 93, Office of the Allen County Recorder) to the east line of the SE 1/4 of Section 2, T30N, R11E, 2nd P.M.; thence southerly along the east line of the SE 1/4 of said Section 2, said line also being a portion of the west boundary of said Abbey Place - Section two, to the northeast corner of Lot 35, the Falls of Beaver Creek - Section I (Plat Cabinet C, page 52, Office of the Allen County Recorder); thence westerly along the north boundary of Lot 35, The Falls of Beaver Creek - Section I and said north boundary extended westerly to the northwest corner of Deer Cliff Run in the Falls of Beaver Creek - Section I; thence southerly along the west right-of-way of said Deer Cliff Run to the northeast corner of Lot 34, the Falls of Beaver Creek - Section I; thence westerly along the north boundary of Lot 34, the Falls of Beaver Creek - Section I to the northwest corner of said Lot 34, the Falls of Beaver Creek - Section I, thence southerly along the west boundary of Lot 34, Lot 33, Lot 32 and a portion of Lot 31, all in the Falls of Beaver Creek - Section I to the north boundary of Block "E" in the Falls of Beaver Creek - Section I; thence westerly along the north boundary of Block "E" in the Falls of Beaver Creek - Section I to its intersection with the easterly boundary of Lot 18, the Falls of Beaver Creek - Section I; thence northeasterly along a portion of the easterly boundary of Lot 18 and a portion of the easterly boundary of Lot 17, the Falls of Beaver Creek - Section I to the easterly corner of said Lot 17; thence northwesterly along a portion of the easterly boundary of Lot 17 and the easterly boundary of Lot 16, the Falls of Beaver Creek - Section I to the northeast corner of said Lot 16; thence westerly along the north boundary of Lot 16 and Lot 15 in the Falls of Beaver Creek - Section I to the northwest corner of said Lot 15, said corner also being on the east boundary of Whispering Meadows - Section V (Plat Cabinet B, page 196, Office of the Allen County Recorder); thence northerly along a portion of the east boundary of Whispering Meadows - Section V to the northeast corner of Lot 274, Whispering

Meadows - Section V; thence westerly along the north boundary of Whispering Meadows - Section V and a portion of Whispering Meadows - Section II (Plat Cabinet B, page 108, Office of the Allen County Recorder) to the southeast corner of Lot 6, Whispering Woods - Section I (Plat Cabinet C, page 31, Office of the Allen County Recorder); thence northerly along the east boundary of Whispering Woods - Section I to the northeast corner of Lot 12, Whispering Woods - Section I, said corner also being on the south right-of-way of the Norfolk and Southern Railroad; thence westerly along the north boundary of Whispering Woods - Section I and the north boundary of Whispering Woods - Section III (Plat Cabinet C, page 65, Office of the Allen County Recorder) to the northwest corner of Lot 112, Whispering Woods - Section III; thence northerly along the east boundary of Whispering Woods - Section II (Plat Cabinet C, page 66, Office of the Allen County Recorder) to the northeast corner of Block "A" Whispering Woods - Section II; thence westerly along the north boundary of Block "A" Whispering Woods - Section II, said line also being the south right-of-way of the Norfolk and Southern Railroad, to the northwest corner of Block "A" Whispering Woods - Section II; thence southerly along the west boundary of the secondary plat of Whispering Woods - Section II to the southwest corner of Lot 88, Whispering Woods - Section II; thence westerly along the north boundary of Shorewood Section VII extended (Plat Cabinet B, page 189, Office of the Allen County Recorder) and the north boundary of Shorewood - Section VII (Plat Cabinet B, page 179, Office of the Allen County Recorder) to the northwest corner of the Nature Preserve in Shorewood - Section VII; thence southerly along the west boundary of the Nature Preserve in Shorewood - Section VII, the west boundary of Shorewood - Section V (Plat Cabinet B, page 112, Office of the Allen County Recorder), the west boundary of Shorewood - Section VI (Plat Cabinet B, page 143, Office of the Allen County Recorder) and the west line of the east half of the west half of the SE 1/4 of Section 3, T30N, R11E, 2nd P.M., Allen County, Indiana to the north right-of-way of State Road No. 14 (Illinois Road); thence westerly along the north right-of-way of State Road No. 14 (Illinois Road) to its intersection with the west boundary line of Lot 198, Lot 197 and the common area north of and adjacent to Lot 197 in Sycamore Hills - Section 6 (Plat Cabinet A, page 110, Office of the Allen County Recorder) extended northerly; thence southerly on said west boundary line of Lot 198, Lot 197 and the common area north of adjacent to Lot 197 in Sycamore Hills - Section 6 extended northerly and said west boundary line to the southwest corner of Lot 198, Sycamore Hills - Section 6; thence westerly along the north boundary of Sycamore Hills - Section 6 (as established by Lot 199, Lot 200 and Lot 201) to the northwest corner of Lot 201, Sycamore Hills - Section 6; thence southwesterly along the west boundary of Sycamore Hills - Section 6, the west boundary of Sycamore Hills, Section 7 (Plat Book A, page 181, Office of the Allen County Recorder) and the west boundary of Sycamore Hills - Section 8 (Plat Cabinet B, page 53, Office of the Allen County Recorder) to an angle point on the west side of Lot 277, Sycamore Hills - Section 8; thence westerly along the north boundary of Lot 277, Sycamore Hills - Section 8 to the west boundary of Lot 277, Sycamore Hills - Section 8; thence southerly along the west boundary of Sycamore Hills - Section 8 and said west boundary of Sycamore Hills - Section 8 extended southerly to its intersection with the south right-of-way of the Covington Road; thence easterly along the south right-of-way of the Covington Road to its intersection with the west right-of-way of the Homestead Road; thence southerly along the west right-of-way of the Homestead Road to its intersection with the south right-of-way line of the Aboite Center Road; thence easterly along the south right-of-way line of the Aboite Center Road to its intersection with the west boundary of the Plantation of Aboite - Section II (Plat Book 40,

page 92 (Doc. No. 78-5758) Office of the Allen County Recorder); thence southerly along the west boundary of the Plantation of Aboite - Section II and the Plantation of Aboite - Section I (Plat Book 39, page 73 (Doc. No. 77-15733) Office of the Allen County Recorder) to the southwest corner of Lot 11, the Plantation of Aboite - Section I; thence westerly along the north line of Kekionga Shores (Plat Book 29, pages 13-17, Office of the Allen County Recorder) and the north boundary of Homestead Acres - Section I (Plat Book 41, page 37 (Doc. No. 78-18418) Office of the Allen County Recorder), said line also being the north line of the SW 1/4 of Section 22, T30N, R11E, 2nd P.M. to the west quarter corner of said Section 22 said corner also being the east quarter corner of Section 21, T30N, R11E, 2nd P.M.; thence continuing westerly along the east-west centerline of said Section 21, said line also being a portion of the north boundary of Barrington Woods - Section "C", and a portion of the secondary plat of Brigadoon Lake Estates (Plat Cabinet A, page 65, Office of the Allen County Recorder), to the west quarter corner of said Section 21; thence southerly along the west line of the SW 1/4 of said Section 21 to the southwest corner of the SW 1/4 of said Section 21, said corner also being the northwest corner of the NW 1/4 of Section 28, T30N, R11E, 2nd P.M.; thence continuing southerly along the west line of the NW 1/4 of said Section 28 to its intersection with the northerly right-of-way of Liberty Mills Road; thence southwesterly along the northerly right-of-way of Liberty Mills Road to its intersection with the west right-of-way of the Amber Road extended northerly; thence southerly along the west right-of-way of the Amber Road extended northerly and the west right-of-way of the Amber Road to its intersection with the south right-of-way of U.S. Highway No. 24 (Indiana State Highway F.A. Project No. 98 Sec. B1 (1938) Huntington-Fort Wayne Road); thence easterly and northeasterly along the south right-of-way of said U.S. Highway No. 24 to its intersection with the west line of the SE 1/4 of the SW 1/4 of Section 27, T30N, R11E, 2nd P.M., Allen County, Indiana; thence southerly along the west line of the SE 1/4 of the SW 1/4 of said Section 27, said line also being the west boundary of the Hamlets of Woodland Ridge - Section VIII (Plat Cabinet B, page 73, Office of the Allen County Recorder) to the southwest corner of Block "Q" in the Hamlets of Woodland Ridge - Section VIII; thence northeasterly along the south boundary of the Hamlets of Woodland Ridge - Section VIII (Plat Cabinet A, page 85, Office of the Allen County Recorder), the north right-of-way of the former interurban to its intersection with the north line of the SW 1/4 of Section 26, T30N, R11E, 2nd P.M.; thence westerly along the north line of the SW 1/4 of said Section 26 to the southeast corner of Lot 65, Manor Woods (Plat Book 23, page 19, Office of the Allen County Recorder) said corner also being on the east line of the W 1/2 of the NW 1/4 of Section 26, T30N, R11E, 2nd P.M.; thence northerly along the east boundary of Manor Woods to the northeast corner of Lot 59, Manor Woods, said corner also being on the southeasterly right-of-way of U.S. Highway No. 24; thence northeasterly along the southeasterly right-of-way of U.S. Highway No. 24 (Indiana State Highway F.A. Project No. 98 Sec. B1 (1938) Huntington-Fort Wayne Road) to its intersection with the southerly right-of-way of Engle Road Extended (Allen County Highway Department Project No. CX 15875 (1980)); thence southeasterly and easterly along the southerly right-of-way of Engle Road extended to its intersection with the northwesterly line of the former Fort Wayne and Wabash Valley Traction Company right-of-way; thence northeasterly through the right-of-way of Engle Road Extended to the southwest corner of Jefferson Place - Phase II (Condominium Book 9, pages 58-59, Office of the Allen County Recorder) said corner also being on the northerly right-of-way of Engle Road Extended; thence northeasterly along easterly boundary of Jefferson Place - Phase II to the northeast corner of Jefferson Place - Phase II;

thence continuing northeasterly along the northerly line of the former Indiana Service Corporation Electric Railway, said line also being the southerly right-of-way of Garland Street in Hazelhurst Extended (Plat Book B, page 106, Office of the Allen County Recorder) and Hazelhurst (Plat Book 12, page 46, Office of the Allen County Recorder) and the southerly right-of-way of Taylor Road (Street) in the plat of Highland Garden Addition (Plat Book 8, page 62, Office of the Allen County Recorder) and Country Club Gardens Addition (Plat Book 8, page 58, Office of the Allen County Recorder) to its intersection with the east line of the SW 1/4 of Section 18, T30N, R12E, 2nd P.M.; thence northerly along the east line of the SW 1/4 of said Section 18, said line also being the east boundary of said Country Club Gardens Addition to the southwest corner of Lot 7, Langford Oaks Addition - Section "A" (Plat Book 19, page 159, Office of the Allen County Recorder); thence easterly along the south boundary of Langford Oaks Addition - Section "A" (Lot 7 and Lot 8) to the southeast corner of Lot 8, Langford Oaks Addition - Section "A"; thence northerly along the east boundary of Langford Oaks Addition - Section "A" (Lot 8 and Lot 9) to the northeast corner of Lot 9, Langford Oaks Addition - Section "A"; thence easterly along the south boundary of Langford Oaks Addition - Section "A" (Lot 19 and Lot 20) to the southeast corner of Lot 20, Langford Oaks Addition - Section "A", said corner also being on the west right-of-way line of Fountain Avenue (Glendale Acres Suburban Addition to the City of Fort Wayne, Allen County, Indiana, Plat Book 4, pages 59-60, Office of the Allen County Recorder); thence southerly along the west right-of-way of Fountain Avenue, platted and dedicated in the plat of said Glendale Acres Suburban Addition, said line also being a portion of the West of Smith Road Annexation (Annexation Ordinance No. X-01-96, Office of the City Clerk of the City of Fort Wayne, Indiana) to a point 848.5 feet south of the south right-of-way of Engle Road Extended, said point also being the intersection of the west right-of-way of Fountain Avenue with a portion of the north boundary with said West of Smith Road Annexation; thence easterly along a portion of the north boundary of said West of Smith Road Annexation to the center line (Thalweg) of the Junk Ditch; thence northeasterly along a portion of the westerly boundary of said West of Smith Road Annexation, said line also being the center line (Thalweg) of the Junk Ditch to the north line of the lands of Victory Waste, Inc. (Document No. 95-004735, Office of the Allen County Recorder); thence easterly along the north line of the lands of Victory Waste, Inc. and said north line extended easterly, said line also being a portion of the north boundary of said West of Smith Road Annexation, to its intersection with the east right-of-way of Smith Road, said intersection also being on the west boundary of the Engle Ridge West Annexation Area (Annexation Ordinance No. X-04-86, Office of the City Clerk of the City of Fort Wayne, Indiana); thence northerly along the east right-of-way of Smith Road, said line being a portion of the west boundary of said Engle Ridge West Annexation Area and also a portion of the west boundary of the Country Club Annexation (Annexation Ordinance No. X-03-81, Office of the City Clerk of the City of Fort Wayne, Indiana) to its intersection with a line 6.2 feet south of the north boundary line of Lot 4, Glendale Acres Suburban Addition (Plat Book 4, pages 59-60, Office of the Allen County Recorder) extended easterly, said intersection also being the southeast corner of the Canterbury School Annexation Area (Annexation Ordinance X-08-86, Office of the City Clerk of the City of Fort Wayne, Indiana); thence westerly along a line 6.2 feet south of the north boundary line of Lot 4, Glendale Acres Suburban Addition extended easterly, a line 6.2 feet south of the north boundary line of Lot 4, Glendale Acres Suburban Addition, said line also being a portion of the south boundary of said Canterbury School Annexation, to a point on the west boundary line of Lot 4, Glendale Acres Suburban Addition, 6.2 feet south of the

northwest corner of Lot 4, Glendale Acres Suburban Addition; thence northerly along west boundary of Lot 4, Glendale Acres Suburban Addition, said line also being a portion of the west boundary of said Canterbury School Annexation, to the northwest corner of Lot 4, Glendale Acres Suburban Addition, said corner also being the southeast corner of Lot 17, Glendale Acres Suburban Addition; thence westerly along the south boundary of Lot 17, Glendale Acres Suburban Addition, said line also being a portion of the south boundary of said Canterbury School Annexation, to the southwest corner of Lot 17, Glendale Acres Suburban Addition, said corner also being on the east right-of-way of Anneta Avenue as platted and dedicated in the plat of Glendale Acres Suburban Addition; thence northerly along the east right-of-way of Anneta Avenue, said line also being a portion of the west boundary of said Canterbury School Annexation, and said east right-of-way of Anneta Avenue extended northerly to its intersection with the north right-of-way of Langford Lane (Charlotte Avenue in the plat of Glendale Acres Suburban Addition) said line also being on the south boundary of Rousseau's Country Club Addition (Plat Book 6, page 66, Office of the Allen County Recorder) and also being on a portion of the south boundary of said Country Club Annexation; thence westerly along the south boundary of Rousseau's Country Club Addition, said line also being a portion of the south boundary of said Country Club Annexation and the north boundary of Langford Oaks Addition - Section "A" (Plat Book 19, page 159, Office of the Allen County Recorder), said line also being a portion of the south boundary of said Country Club Annexation, to the southwest corner of Lot 211, Country Club View Addition (Plat Book 11, page 97, Office of the Allen County Recorder); thence northerly along the west boundary of Lot 200 through 211 in the Country Club View Addition; said line also being a portion of the west boundary of said Country Club Annexation, to the northwest corner of Lot 200, Country Club View Addition, said corner also being the southwest corner of Lot 199, Country Club View Addition; thence northwesterly along the west boundary of Lot 199, Country Club View Addition, said line also being a portion of the west boundary of said Country Club Annexation to the northwest corner of Lot 199, Country Club View Addition, said corner also being on the southeasterly right-of-way of Richland Drive as platted and dedicated in the plat of Country Club View Addition; thence northeasterly along the southerly right-of-way of Richland Drive, said line also being a portion of the boundary of said Country Club Annexation, to its intersection with the west right-of-way of Fairway Drive as platted and dedicated in the plat of Country Club View Addition; thence northerly along the west right-of-way of Fairway Drive, said line also being a portion of the west boundary of said Country Club Annexation, to its intersection with the southeasterly right-of-way of South Bend Drive (called Huntington Road in the plat of Country Club View Addition); thence northeasterly along the southerly right-of-way of South Bend Drive, said line also being a portion of the west boundary of said Country Club Annexation, to its intersection with the south right-of-way of Covington Road; thence westerly along the south right-of-way of Covington Road, said line also being a portion of the south boundary of Westwood Annexation Study Area (Annexation Ordinance No. X-32-69, Office of the City Clerk of the City of Fort Wayne, Indiana) to its intersection with the east boundary of Lot 8, Country Club Hills (Plat Book 12, page 39, Office of the Allen County Recorder), said intersection also being the northeast corner of the Covington Road Annexation Area (Annexation Ordinance No. X-07-83, Office of the City Clerk of the City of Fort Wayne, Indiana); thence southerly along the east boundary of Lot 8, Country Club Hills, said line also being the east boundary of said Covington Road Annexation, to the southeast corner of Lot 8, Country Club Hills; thence westerly along the south boundary lines of

Lots 8 through 15, Country Club Hills, said line also being the south boundary of said Covington Road Annexation, to the southwest corner of Lot 15, Country Club Hills, said corner being on the east right-of-way of Bellaire Drive as platted and dedicated in the plat of Country Club Hills; thence northerly along the east right-of-way of Bellaire Drive to its intersection with the southeasterly right-of-way of West Jefferson Boulevard, said intersection also being on a portion of the boundary of the Skinner-Broadbent Amended Annexation Area (Annexation Ordinance No. X-04-88, Office of the City Clerk of the City of Fort Wayne, Indiana); thence southwesterly along the southerly right-of-way of West Jefferson Boulevard, said line also being a portion of the boundary of said Skinner-Broadbent Amended Annexation Area, to a point located on the southerly right-of-way of West Jefferson Boulevard 219 feet, more or less, northeasterly of the intersection of the west boundary line of Lot 4, Rousseau's Third Garden Addition (Plat Book 6, page 65, Office of the Allen County Recorder) with the southerly right-of-way of West Jefferson Boulevard; thence southeasterly (S40° 34'E - 676.0 feet, deed) along a portion of the boundary of said Skinner-Broadbent Amended Annexation Area, through Lot 4, Lot 3 and Lot 2 in Rousseau's Third Garden Addition to its intersection with the center line (Thalweg) of the Flaugh Ditch; thence southwesterly along the center line (Thalweg) of the Flaugh Ditch, said ditch center line (Thalweg) also being a portion of the boundary of said Skinner-Broadbent Amended Annexation Area, to its intersection with the west line of the NW 1/4 of Section 18, T30N, R12E, 2nd P.M.; thence northerly along the west line of the NW 1/4 of said Section 18, said line being a portion of the boundary of said Skinner-Broadbent Amended Annexation Area and a portion of the boundary of the Colony Bay Annexation Area (Annexation Ordinance No. X-04-82, Office of the City Clerk, of the City of Fort Wayne, Indiana); thence continuing northerly along the west line of Section 7, T30N, R12E, 2nd P.M., said line also being a portion of the boundary of said Colony Bay Annexation Area to its intersection with the south line of the NE 1/4 of Section 12, T30N, R11E, 2nd P.M., said intersection being on the south boundary of the Magnavox Way Annexation Area (Annexation Ordinance No. X-03-82, Office of the City Clerk of the City of Fort Wayne, Indiana); thence westerly along the south line of the NE 1/4 of said Section 12, said line also being a portion of the south boundary of said Magnavox Way Annexation Area, to its intersection with the east right-of-way of Interstate 69 (Indiana State Highway I Project No. 69-4 (13) 105, 1959); thence northeasterly and easterly along the easterly right-of-way of Interstate 69 and Interstate 69 Interchange (southeast quadrant, Indiana State Highway I Project No. 69-4-(13) 105, 1959), said line also being a portion of the boundary of said Magnavox Way Annexation Area, to its intersection with the south right-of-way of Illinois Road (formerly Indiana State Road 14, Project No. S-387 (4), 1963); thence easterly along the south right-of-way of Illinois Road, said line also being a portion of the boundary of said Magnavox Way Annexation Area, to a point south of and normal to survey line 'S-14-A' (Indiana State Highway I Project No. 69-4 (13) 105, 1959) and through Station 61 + 52.35 on said line 'S-14-A'; thence northerly through the right-of-way of Illinois Road, said line also being a portion of the boundary of said Magnavox Way Annexation Area, to a obliterated concrete right-of-way marker (103 feet normal distance north of station 61 + 52.35 on said line 'S-14-A') approximately 1,306 feet west and 103 feet north of the southeast corner of the southeast corner of the SW 1/4 of Section 6, T30N, R12E, 2nd P.M., said obliterated concrete right-of-way marker also being on the south boundary of the Poplar Ridge Annexation Area (Annexation Ordinance No. X-06-94, Office of the City Clerk of the City of Fort Wayne, Indiana); thence westerly, northwesterly and northerly along the easterly right-of-way of the

Illinois Road (formerly Indiana State Road 14) and Interstate 69 Interchange (northeast quadrant, Indiana State Highway I Project No. 69-4 (13) 105, 1959) and the easterly right-of-way of Interstate 69, said line also being a portion of the boundary of said Poplar Ridge Annexation Area, to the point of beginning.

